

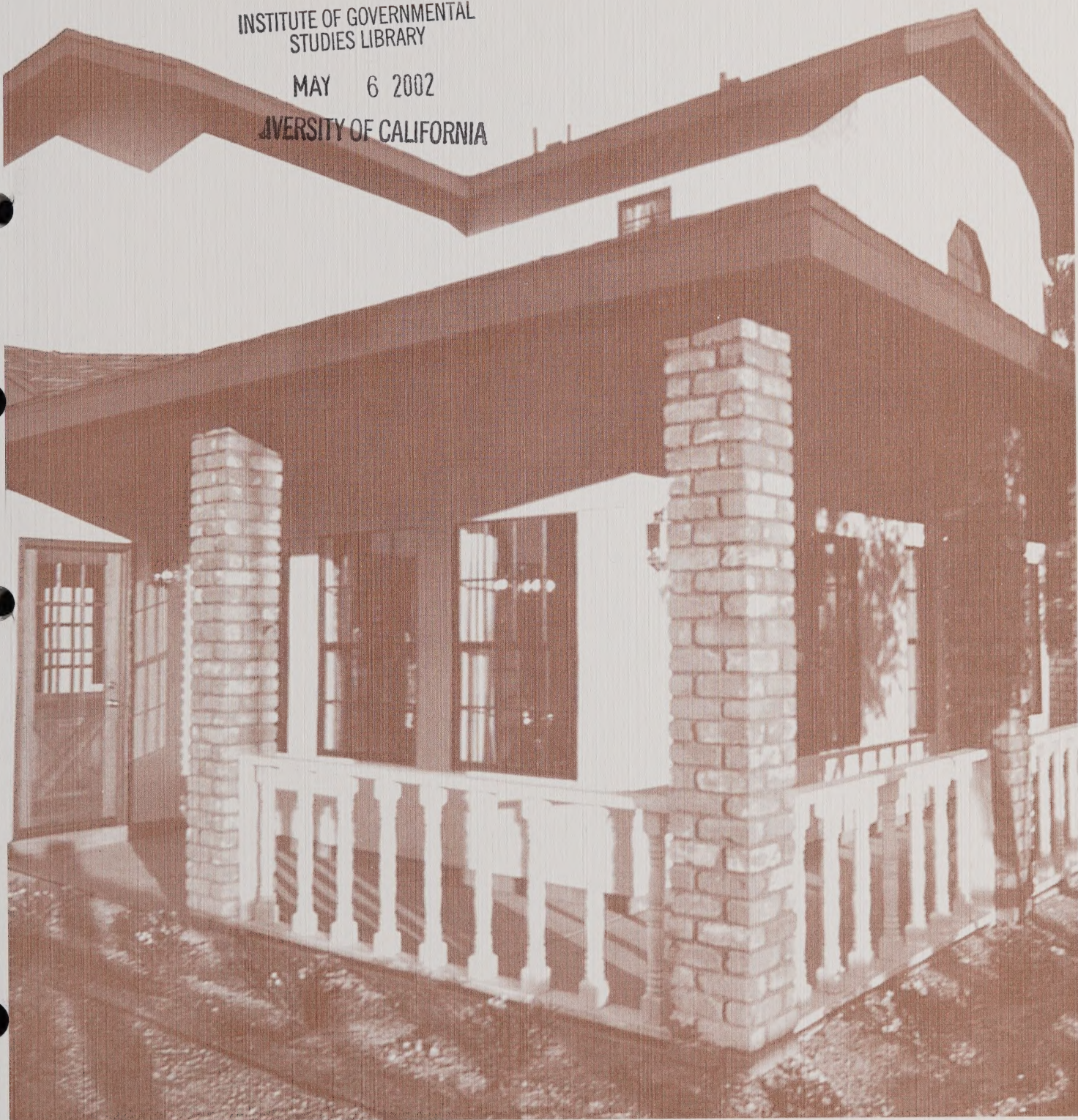
CITY OF LANCASTER GENERAL PLAN

Housing Element

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HOUSING ELEMENT

City of Lancaster, California

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**Prepared by the City of Lancaster Department of Community
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**ADOPTED BY RESOLUTION 01-182
OF THE CITY COUNCIL ON JUNE 26, 2001**

PHYSICAL ELEMENTS

THEir RELATION TO FORM

CHAPTER I

THE LINE

THE POINT

THE PLANE

THE SOLID

THE CURVE

THE SURFACE

THE LINE

THE POINT

THE PLANE

THE SOLID

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A. INTRODUCTION

1. Legal Requirements

The State Legislature has declared that the availability of housing is of vital statewide importance and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order. The Legislature has further determined that local governments have a responsibility to make adequate provision for the housing needs of all economic segments of the community. The Housing Element is the instrument by which local governments demonstrate compliance with these legislative intents.

The Housing Element is one of seven legally mandated elements of the General Plan. This revision of the Housing Element was prepared to comply with the laws of the State of California as set forth in Article 10.6 of the California Government Code, beginning at Section 65583 and with the General Plan Guidelines issued in November 1998 by the Governor's Office of Planning and Research. The guidelines adopted by the Department of Housing and Community Development (HCD) were also considered in the preparation of the Element.

Unlike the other elements of the General Plan, state law explicitly requires that the Housing Element be reviewed and updated not less than every five years in order to evaluate the appropriateness of its goals objectives and policies in contributing to the attainment of the State housing goals; its effectiveness in attaining the locality's housing goals and objectives; and the progress of its implementation (Section 65588). The Lancaster Housing Element was adopted under separate cover to facilitate review by HCD.

State law requires that the Housing Element must be consistent with the other elements of the General Plan. The General Plan was updated in October 1997 and its goals, objectives, policies and action programs are current. Moreover, the current planning period for the Housing Element (1998 - 2005) falls within the long term planning period of the General Plan (1997 - 2020). Therefore, revision of the Housing Element does not require changes to the other elements of the General Plan. The Housing Element represents the final step in the update of the 2020 Lancaster General Plan. Therefore, the goals, objectives, policies and action programs contained in the Lancaster Housing Element complement and are consistent with the programs contained in the other elements of the General Plan.

2. Contents of the Housing Element

The Housing Element presents an assessment of housing needs within Lancaster based on existing and projected housing, population, and market characteristics. It defines Lancaster's overall housing goals and establishes housing programs to serve as a basis for meeting existing and anticipated housing needs that further facilitates attainment of the City's housing goals.

Section 65583 requires the Housing Element to consist of an identification and analysis of existing and projected housing needs, and a statement of goals, policies, quantified objectives, financial resources and scheduled programs for the preservation, improvement and development of housing. It is also required to identify adequate sites for housing and to make adequate provision for the existing and projected needs of all economic segments of the community. The Housing Element includes the following:

- (a) An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs including:

- (1) An analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels. These existing and projected needs include the locality's share of the regional housing need in accordance with Section 65584.

A discussion of population trends and characteristics is included on pages HE-C-1 through HE-C-16.

A discussion of employment trends is contained on page HE-C-8 and on HE-C-14 through HE-C-16.

- (2) Analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding and housing stock condition.

Household characteristics are addressed on pages HE-D-1 through HE-D-36.

- (3) An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.

The above is addressed on pages HE-G-1 through HE-G-29.

- (4) Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need in accordance with Section 65584.

An analysis of government constraints is contained on pages HE-F-1 through HE-F-9.

- (5) Analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.

An analysis of non-governmental constraints is included on pages HE-F-10 through HE-F-15.

- (6) Analysis of any special housing needs, such as those of handicapped, elderly, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter.

Special needs populations are addressed on pages HE-D-25 through HE-D-36.

- (7) Analysis of opportunities for energy conservation with respect to residential development.

A discussion of energy conservation is contained on pages HE-G-13 through HE-G-15.

- (8) An analysis of existing assisted housing developments that are eligible to change to non low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment or expiration of use restrictions.

An Analysis of at-risk housing is contained in Section H "Preservation of Affordable At-Risk Housing Units".

- (9) Identify adequate sites which will be made available through appropriate zoning and development standards and with services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels.

The adequate sites analysis is contained on pages HE-G-22 through HE-G-29.

- (b) A Statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement and development of housing.

The goals, quantified objectives, policies and action programs of the Housing Element are contained in Section I "Quantified Objectives and in Section J, Goals, Objectives, Policies and Specific Actions".

- (c) A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available and the utilization of moneys in a Low and Moderate Income Housing Fund of an agency if the locality has established a redevelopment project area pursuant to the Community Redevelopment Law (Division 24 (commencing with Section 33000 of the Health and Safety Code).

The housing programs outlined in Table HE-I-1 of Section I, "Quantified Objectives" and in Section J, "Goals, Objectives, Policies and Action Programs", reflect the programs contained in the Lancaster Consolidated Plan and Strategy for Housing and Community Development (2000 - 2005), and in the Lancaster Redevelopment Agency Five-year Implementation Plan (1999 - 2004), both of which fall within the same planning period as the Housing Element.

The housing programs contained in Section J of the Housing Element are identified as "Specific Actions". Each Specific Action is assigned a priority which defines a general period during which the City shall initiate the action. Completion dates are then determined once the individual actions are initiated. The priorities are as follows:

Priority One	Initiate upon adoption of General Plan
Priority Two	Initiate within 6 to 12 months following adoption
Priority Three	Initiate within 1 to 3 years following adoption
Priority Four	Initiate within 5+ years following adoption
Ongoing	For programs already in existence.
Implemented	For completed programs.

Many of the specific action programs contained in the Section J of the Housing Element have a time frame of "ongoing" because they were implemented during the former planning period, were found to be successful programs and, as such, are being continued into the current planning period. Also, many of the programs contained in Section J are not quantified, but rather are intended to support the ongoing efforts of the City to carry out the quantified objectives for the planning period 2000-2005 as listed in Section I. Moreover, each quantified program listed in Table HE-I-1 is also detailed as a quantified specific action in Section J, and each quantified specific action states in the text of the program that the goal is to accomplish the quantified objective within the time frame of the current planning period.

3. Public Participation

State housing element law requires that the "...local government make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element", and further requires that this effort be described in the housing program. In an effort to meet this intent, the City held both public meetings and public hearings in which the public was invited to participate in the Housing Element update.

During February 2000, the City notified, by direct mail, local civic organizations, service providers, housing providers, churches, and individuals announcing the City's intent to update both the Lancaster Consolidated Plan and General Plan Housing Element and encouraging public comment on housing and community needs relative to these housing programs. These groups were invited to attend a public meeting on February 28, 2000 to address issues and concerns relative to both the Consolidated Plan and the Housing Element. Staff members from both the City Department of Community Development and the Lancaster Redevelopment Agency were present at the meeting.

On November 1, 2000, the City conducted a public meeting to receive input and respond to citizen recommendations and questions regarding the update of the Housing Element of the Lancaster General Plan. Notification of the public meeting involved publishing the meeting notice in a newspaper of general circulation within the community as well as posting announcements at various locations within the City.

The City of Lancaster Planning Commission conducted public hearings on February 20, March 19, April 16, May 21, and June 18, 2001 to discuss and receive public comment on the draft Housing Element. The general public was invited to attend the hearings and comment on the draft through public notices published in a newspaper of general circulation within the community on February 8, on March 19, and again on June 16, 2001. Copies of the draft Housing Element were circulated for public review and comment before the public hearings commenced. Copies of the draft were mailed to all organizations, service providers, housing providers, and other affected agencies and were made available at Lancaster City Hall, the Los Angeles County Public Library, and were submitted to the State Department of Housing and Community Development (HCD) for review and comment. Based on review by HCD, the City made changes to the draft and submitted the modifications to HCD. On June 8, 2001, HCD submitted written correspondence to the City which found the draft, with the noted modifications, to be in compliance with state Housing Law. Staff subsequently forwarded the revised draft to the Planning Commission for consideration at their regular meeting of June 18, 2001. Following a recommendation of adoption by the Planning Commission, the draft was forwarded to the City Council for final adoption at the regular meeting of June 26, 2001. A copy of the adopted Housing Element was submitted to HCD.

4. Data Sources Consulted

Many sources were consulted for data to complete the housing element including in-house surveys conducted by staff. Following is a list of the major sources consulted:

1. U.S. Bureau of the Census
2. State Department of Finance
3. Southern California Association of Governments
4. DataQuick Information Systems
5. Southern California Edison
6. Claritas Corporation
7. State Department of Education
8. Los Angeles County Department of Urban Research
9. Los Angeles County Department of Regional Planning
10. U.S. Department of Housing and Urban Development
11. State Department of Rehabilitation
12. California Building Industry Association
13. The Lancaster Redevelopment Agency
14. Los Angeles County Sanitation District
15. State Department of Housing and Community Development
16. California Housing Partnership Corporation
17. Greater Antelope Valley Economic Alliance
18. Los Angeles Times
19. Antelope Valley Board of Realtors
20. Edwards Air Force Base Housing Office
21. Air Force Plant 42
22. City of Palmdale
23. Antelope Valley Homeless Coalition
24. Alfred Gobar and Associates
25. ACCRA Cost of Living Index

B. HOUSING ELEMENT REVIEW AND REVISION

Section 65588(a) of the California Government Code requires that the City periodically review the housing element and housing programs in order to evaluate the effectiveness of the housing element in attainment of the community's housing goals, objectives and policies; the appropriateness of the housing goals, objectives, policies, and programs in contributing to the attainment of the State housing goal; and the progress of the City in implementing the housing element.

This section provides a review of the previous two planning periods for the Housing Element. These periods for the SCAG region were 1989 to 1994 and 1994 to 1998. Following HCD's finding of compliance with state law, the City Council adopted the Housing Element revision for the 1989-1994 period on October 29, 1992. This review also includes accomplishments during the planning period 1994 to 1998 even though the State budget suspended the mandate to prepare the RHNA and funding necessary to perform the assessment were not available during this time. Per direction of the State Department of Housing and Community Development, units produced between January 1, 1998 and July 1, 2005 are included twice in the Housing Element, once as accomplishments in the performance review and once in the Quantified Objectives for 2000 - 2005 (see Section I).

1. Housing Accomplishments (1989-2000)

Table HE-B-1 gives a quantified overview of the housing accomplishments during the previous two planning periods. The table references all new residential construction that occurred over this period (both City assisted and private sector), as well as the number of units rehabilitated and conserved through extension of low-income subsidies. No breakdown of the private sector market rate residential construction is provided, however, because of the general affordability of the Lancaster residential market, it is assumed that most market rate housing is affordable to a significant portion of those making less than 120% of the Los Angeles median income.

The previous Housing Element indicated that due to the severe recession of the 1990s, Lancaster would experience difficulty in attaining its share of the regional housing need and this indeed was the case throughout the 1990 decade (see discussion in Section C). Yet despite the severe impact on the residential market, the City was still able to provide affordable housing for its citizens and to carry out programs resulting the accomplishments exhibited in Table HE-B-1.

2. City and Agency Implementation of Affordable Housing Programs

An important element of the City and Agency activities is to provide housing opportunities for very low-, low- and moderate-income families and individuals. In 1991, the LRA developed the Low- and Moderate-income Housing Program Strategy which identified a number of program opportunities that the Agency could pursue. As shown in Table HE-B-1, many of these programs have since been implemented and have been carried over as "ongoing" programs in the current planning period. Others have evolved to meet the changing needs of Lancaster's citizens and to address the availability of state and federal funding programs.

Table HE-B-1
Housing Program Accomplishments
(1989 - 2000)

	Housing Program	Description	Funding Source	Type of Assistance	Income		Category
					very low	low	moderate
1	Silverado Tract Single Family Residences	Agency acquisition and sale of blighted residential tract to private developer. Financial assistance to income qualified to purchase homes.	LRA Set-aside Funds	New Construction			23
2	Single-family Rehab Grant Program	Grants for single-family residences for rehabilitation.	CDBG	Rehabilitation	87		
3	Multi-family Rehab Grant Program	Not referenced in CP Obj 5 & 6 are MF loan programs	CDBG	Rehabilitation	109		
4	One to Four Unit Rental Rehab Loans	Provides loans to income qualified renter households for rehabilitation.	CDBG	Rehabilitation	63		
5	Emergency Repair and Home Access Program for the Disabled	Grants for very low-income and disabled households to make emergency repairs and to retrofit homes for physically disabled.	CDBG	Rehabilitation	132		
6	Single-family No-interest Deferred Loan	Single-family grants and no interest loans to rehabilitate single-family owner-occupied units.	LRA	Rehabilitation	180	267	34
7	Mobile Home Rehab Grant Program	Grants for mobile home rehabilitation.	LRA	Rehabilitation	180	216	4
8	LRA Emergency Repair Program.	Agency assistance for elderly and low-income households with housing repairs.	LRA	Rehabilitation	267	185	
9	Substandard Mobile Home Inventory Replacement Program (SMIRP)	Agency assistance for mobile home rehab for households in substandard mobile homes.	LRA	Rehabilitation	119		

Table HE-B-1 (continued)
Housing Program Accomplishments
(1989 - 2000)

	Housing Program	Description	Funding Source	Type of Assistance	Income		Category
					very low	low	moderate
10	Mobile Home Purchase Program for First-time Home Buyers	Assist income qualified first-time home buyers to purchase Agency-owned manufactured housing.	HOME	New Construction		110	
11	Mobile Home Park Acquisition and Development	Agency acquisition and administration of mobile home parks designed to protect & maintain affordable housing	LRA	Mobile Home Park Acquisition	209		
12	Mobile Home Rental Program	Acquisition of mobile homes for rental purposes.	HOME	New Construction	17		
13	Cedar Street Associates	Assistance in property assemblage, site clearance and development selection for senior apartments	LRA	New Construction		80	
14	Sierra Village Associates	LRA Loan Assistance Home Funds for rehab and conversion of motel for senior citizen housing	HOME	Rehabilitation/ Conversion	96		
15	Willow Creek Condominiums	Agency allocated funding to assist low-income first-time home buyers with down payment assistance	LRA	Rehabilitation/ Conversion			4
16	Operation Clean Sweep	Agency purchase, rehab and sale of HUD repossessed homes.	LRA	Rehabilitation			48
17	Lancaster Homeless Shelter	Construction and support of 40 bed shelter for Homeless	LRA	New Construction/ Financial Support	N/A	N/A	N/A

NOTES:

Between June 1998 and December 1999 the agency provided loans to 58 income qualified households for the purchase of mobile homes. In all cases, these involved the resale of mobile homes that were provided under programs 9 and 10 above.

According to the State Department of Finance, between 1990 and 2000, some 6,918 new residential units were constructed within the City of Lancaster which is an average of 692 units per year over the course of the decade. Of this amount, 81% were single family detached units and 19% were multiple family units.

Following is a description of the primary programs which the Agency has successfully developed and implemented.

- Housing Rehabilitation Program

The Agency continues to provide assistance to low- and moderate-income households, including senior citizens and those with special needs utilizing Agency, CDBG, and HOME Program funds.

SMIRP and HOME First Time Home Buyer Program

The Agency created the SMIRP and HOME First Time Home Buyer Program to assist very low- and low-income first-time homebuyers purchase rehabilitated or constructed Agency-owned manufactured homes. The Agency provided thirty-year, no interest loans for the amount of which the unit was rehabilitated or constructed for very low-, and low-income families (see programs in Table HE-B-1 for accomplishments).

The Emergency Repair Program and Physically Disabled Access Program

Utilizing CDBG funds, the Agency assists very low- and low-income owner-occupied households with grants to make emergency repairs to eliminate roof leaks, plumbing problems and electrical hazards associated with faulty heating and air conditioning systems. The Physically Disabled Access Program, assisting the same targeted income groups, provides grants to retrofit dwelling units to facilitate better access for these special needs groups (see Table HE-B-1 for accomplishments).

- Development Projects

One of the most important Agency activities has been facilitating development projects that benefit the community and provide additional housing opportunities for qualifying individuals or families. Below is a list of private projects that the Agency has provided assistance to:

Senior Housing - Cedar Street Associates

The Agency entered into a Disposition and Development Agreement (DDA) with Cedar Street Associates to provide for the construction of an 80-unit senior housing complex in Downtown Lancaster. The Agency conducted site assembly, relocation and property clearance, and then made the property available to a private developer for construction of the complex. Seventeen units in the complex are set-aside as affordable, with rent and income eligibility restrictions.

Willow Creek

The Agency provided a total of \$200,000 in assistance to income-qualified, first-time home buyers in this development. Under the program, lower-income households earning up to 80 percent of the County median income were provided down payment assistance. Under the provisions of the program, assisted home buyers were required to sign affordability covenants. Since Plan adoption and program completion, a total of four households were assisted by the program and have affordability covenants.

Aurora Villages

The Agency sold land to Aurora Village, L.P. to develop a 132-unit apartment complex for seniors. According to information from the California Tax Credit Committee, Aurora Village, L.P. has applied for low-income housing tax credits under the TCAC Program. Construction is currently underway on this project.

Acquisitions from the Resolution Trust Corporation

Silverado Tract: In September of 1993, the City of Lancaster acquired the 23 lot Silverado property through a "friendly" condemnation with the RTC. This tract, which was foreclosed upon completion and became a notable source of blight for the City, needed substantial rehabilitation and repair. Following the issuance of a Request for Proposals, a developer was selected who agreed to the rehabilitation and completion of the unfinished tract and marketing the homes for sale to the public. The Agency provided up to \$180,000 in Shared Appreciation Mortgage Assistance to income qualified home-buyers on up to ten homes. A minimum of five homes were required to have recorded deed restrictions to ensure that the units remain affordable. As of November 1997, ten of the 23 lots have affordability covenants.

Legends Tract: Consisting of approximately 32 acres of property, this tract included four models and eight unfinished derelict housing units and was acquired in concert with Silverado. Following acquisition of the property from the RTC, the City issued a demolition and construction contract to remove the derelict structures and complete the off-site improvements. In 1995-96, one-half of the property was sold to a housing developer for the development of 87 homes of which 20% will be restricted through CC&R's for sale to low-income buyers.

Operation Clean Sweep

On September 6, 1994, the Agency authorized a new housing rehabilitation program designed to return HUD owned houses to private ownership. Under Operation Clean Sweep, the Agency would acquire 50 single-family homes and duplexes at discounted prices. The properties, after being rehabilitated, are resold by the Agency. This pilot program was designed to revitalize existing neighborhoods. Since 1995, a total of 48 units were acquired, rehabilitated and sold to individuals.

Lancaster Community Shelter Project

In an effort to provide shelter opportunities for the homeless, including emergency/temporary needs, the LRA, in cooperation with the Building Industry Association (BIA), local businesses, and donations from the community built this emergency shelter. The LRA has contracted with Catholic Charities to operate the 40-bed shelter. The LRA continues to provide ongoing funding for the continuing maintenance of the shelter.

- Mobile Home Park Program

Mobile Home Park Acquisition

The Lancaster Housing Authority (LHA) was established to own and manage selected mobile home parks in the community. This program was designed to: protect and maintain the City's affordable housing stock; stabilize and limit current rents and future rent increases; and provide well-managed and maintained mobile home parks. To date, the Agency has purchased four mobile home parks.

Substandard Mobile Home Inventory Replacement Program (SMIRP)

In concert with the mobile home program mentioned above, the LRA offers the SMIRP.

- Mortgage Revenue Bond Financing

Redevelopment agencies are authorized to issue mortgage revenue bonds by the Redevelopment Construction Loan Act. Mortgage Revenue Bonds (MRB's) take advantage of the LRA's ability to obtain low interest, tax exempt financing. Proceeds of the bonds are used to make loans which are secured by mortgages, with the principal and interest on the mortgage loans then use to repay the bonds.

The LRA can partially offset its inclusionary housing requirement by purchasing affordability restrictions. Multi-family units, financed by tax-exempt, LRA sponsored, multi-family bonds, are the single largest source for potential price-restricted purchases. By providing tax-exempt financing, the LRA is in the position of requiring price restricted units from private developers. The City and the LRA together have participated in the construction of a total of 2,973 MRB units .

- Mortgage Credit Certificate Program

The City entered into a Cooperation Agreement with the County of Los Angeles to allow City residents to participate in the County's Mortgage Credit Certificate (MCC) Program. This Program gives eligible first-time homebuyers a federal tax credit, reducing the amount of federal taxes the certificate holder would pay. The credit also helps the homebuyer qualify for a loan by allowing a lender to reduce the housing expense ratio by the amount of the tax savings. Through June 1998, 71 Lancaster households received this type of assistance.

3. Review of Housing Element Goals, Objectives, Policies and Specific Actions

The following presents a review of the prior Housing Element goals, objectives, policies and action programs. The evaluation is based primarily on whether implementation of the action program occurred and the current status and appropriateness of each program as it pertains to the current Housing Element planning period.

(a) **PROVISION OF ADEQUATE SITES FOR HOUSING**

GOAL 6 *To promote sufficient housing to meet the diverse housing needs of all economic segments of the present and future City of Lancaster.*

Objective 6.1 Provide adequate sites to meet regional housing responsibilities by accommodating a minimum annual average of 2,347 housing units through 1995 to meet the demands of present and future residents, including an adequate number and range of new dwelling types which are affordable to very low, low, moderate and upper income households.

Policy 6.1.1 Ensure that a mix of housing types are provided, including single family detached, mobile home, and multiple family housing within a variety of price ranges which will provide a range of housing options for those wishing to reside within the City of Lancaster, and which will enable the City to achieve Objective 6.1.

Specific Action	Status	Responsible Agency
6.1.1(a) In order to maintain current information concerning housing production, compile a quarterly Development Summary Report, identifying the location, size, and type of residential development proposals submitted to the City, as well as their status. It is intended that this summary report will track projects from submittal through recordation of subdivision maps through building permits and issuance of occupancy permits through project completion.	Existing Program (ongoing) The DSR is completely updated each quarter and receives a summary update each month. This report, continues to be one of the primary tools for monitoring development activity. Current Status This specific action has been carried over to the current planning period as an ongoing program (see Section HE-J).	Community Development Department
6.1.1(b) Establish a monitoring program which identifies the type and cost of housing being produced within Lancaster, as well as the availability of vacant land which can be used in the short-term (next five years) to accommodate a variety of housing types. As part of the City's General Plan Annual Review, prepare a status report which evaluates program and production goals outlined in this plan and revise as necessary to meet the needs for housing that is affordable to very low, low, and moderate income households.	New Program (Priority 2) Staff prepared a detailed land use survey as part of the 1997 General Plan update. This survey is periodically revised in order to monitor the status of vacant land and is used in conjunction with the DSR. The City meets every other month with the AV Board of Realtors and obtains information from this board regarding the current cost and availability of housing. All of these resources are used in preparing the City's General Plan Annual Review. Current Status This specific action has been carried over to the current planning period as an ongoing program (see Section HE-J).	Community Development Department, Redevelopment Agency, and Public Works Department

Specific Action	Status	Responsible Agency
6.1.1(c) If multi-year construction trends, as evidenced by the quarterly Development Summary Report and the Annual Status Report, indicate that housing unit development will fall short of the City's needs as established in Objective 6.1, consider revisions to, or adoption of, housing incentive programs such as expansion of the Lancaster Redevelopment Agency housing incentive program to include affordable multi-family projects, waiver and/or deferral of processing and development impact fees, and relaxation of parking requirements and reduced street standards to encourage construction of those categories where it appears that actual construction will not meet identified needs.	New Program (Priority 3) The severe recession that affected the residential housing throughout the 1990 decade, made attainment of the City's share of the Regional Housing Need for the period 1989-1994 impossible. Even with the application of the various housing incentive programs, there was little demand for new housing production (either single or multiple family) and high foreclosure rates which kept the vacancy rate at around 10 percent for much of the decade. Despite these obstacles, the City and the LRA have implemented many of the affordable housing programs that were identified at the beginning of the decade (see Table HE-B-1 and discussion in Section B.1 and B.2). Current Status To date, the offering of incentives such as deferral of processing and development impact fees have been unsuccessful in stimulating the development of affordable housing for the reasons noted above. However, the City has retained this program under the current planning period with the hope that improving market conditions may make these incentives more attractive.	Community Development Department

Specific Action	Status	Responsible Agency
6.1.1(d) As part of the City's General Plan Annual Review and Status Report, evaluate specifically the effect of requiring a conditional use permit for multiple family projects of 10 or more units and revise these requirements if it is determined that the conditional use permit process is resulting in an impediment to the development of multiple family affordable housing. Possible modifications could include an increase of the minimum number of units that would trigger the requirement for a conditional use permit, relaxation of the density provisions of the Zoning Ordinance, adoption of a fast-track processing schedule for affordable projects, waiving of processing fees in connection with affordable projects, or elimination of the requirement for a conditional use permit. The type and degree of revision will relate to the type and degree of the impediment documented.	New Program (Priority 2) The affect that application of the Entitlement Density provisions of the Zoning Ordinance under the CUP process has on the production of multiple family housing has been explored by the City both during the 1989 - 1994 Housing Element planning period, and again as part of the current update (see Section G). In both instances, there was no evidence that application of these provisions under the CUP process resulted in an impediment to the production or affordability of multiple family housing. However, the city has reviewed and revised its processing schedule for new development projects (see Section F) and has taken other measures to ensure that the City's review process is not a constraint to the production of housing. Moreover, the City modified the language of the Zoning Ordinance so that the requirement for a conditional use permit affects only those multiple family projects of 10 or more units that abut "existing" single family neighborhoods. Under these provisions, less than six percent (approximately 25 acres of MDR zoned land), of the current vacant multiple family land use inventory is affected by this requirement. Current Status The City has retained this specific action as an ongoing program and will continue to monitor this situation during the current planning period.	Community Development Department

Policy 6.1.2 Promote infill housing development within areas presently approved for residential development, as well as areas which have been committed to urban development.

Specific Action	Status	Responsible Agency
6.1.2(a) Continue to enhance development opportunities for the construction of affordable housing through owner participation agreements, the provision of technical assistance, and use of real property acquisition powers of the Lancaster Redevelopment Agency which action results in the consolidation of small, infill parcels and the development of affordable housing. An example of a recent project which the Redevelopment Agency assisted is the Cedar Street Associates' senior citizen's apartment development.	Existing Program (ongoing) The provisions of this action program are addressed in the Lancaster Redevelopment Agency (LRA) Five-year Implementation Plan. Some of the objectives addressed in the Implementation Plan are as follows: • Initiate a program of infill housing within the City's Central Core area (examples, items 13 and 14 of Table HE-B-1). • Continue to provide funding assistance for residential development and rehabilitation throughout the City including both single family and multi-family units where appropriate. Provide assistance to developers when financially feasible and/or when affordability covenants can be secured (examples, items 1 - 16 of Table HE-B-1). The accomplishments of the LRA during the past two planning periods are summarized in Section B. Current Status This specific action has been carried over to the current planning period as an ongoing program (see Section HE-J).	LRA

Specific Action	Status	Responsible Agency
6.1.2(b) Revise the Zoning Ordinance to allow the development of mixed use projects such as: related office uses in conjunction with housing for the aged, infirm, or convalescent, or limited residential occupancies above neighborhood-type commercial uses, using strict development standards to ensure the desirability of dwellings so produced. Specific steps to achieve this program include: 1) study mixed use zoning provisions in other cities; 2) conduct study sessions and public presentations to illustrate the benefits of mixed use projects; and 3) draft development standards as necessary to allow development of mixed use projects.	New Program (Priority 2) The City has revised the Zoning Ordinance to reflect the changes noted in this action program. Therefore, the objective of the original program has been implemented. Current Status This specific action has been carried over to the current planning period. The program language has been modified to reflect a post-implementation proactive status (see Section HE-J).	Community Development Department

Specific Action	Status	Responsible Agency
6.1.2(c) Conduct a survey to identify vacant buildings within the City which could be re-used for housing for very low, low, and moderate income households or as shelter for homeless persons, and discuss conversion possibilities with property owners and the County Housing Authority, and the Lancaster Redevelopment Agency. If conversion opportunities are feasible, prepare implementation strategies.	New Program (Priority 2) No vacant buildings have been converted under this program for use as homeless shelters, however, in 1999 the Lancaster Redevelopment Agency (LRA) did, through loan assistance, participate in the conversion/reconstruction of a vacant motel into a 96-unit housing complex for very low income senior citizens (see description on page HE-H-8 and Specific Action 8.1.1 (f) on page HE-J-14). Moreover, during the 1998-99 fiscal year. The Lancaster Redevelopment Agency leased the vacant commercial buildings of the former Sierra Toyota automotive center for use as a one-stop processing center for the homeless and persons at-risk of becoming homeless. This center, to be known as "Homeless Solutions", will be managed by the Antelope Valley Homeless Coalition and will be funded by a grant from the Los Angeles Homeless Services Authority and supported by the various agencies that provide housing and related services to the homeless, and those at risk of becoming homeless. Current Status Specific Action 6.1.2(c) has been retained in the current planning period under Goal 8 "Housing for Special Needs Groups" as Specific Action 8.1.2(e). Also, the processing center for the homeless, as described above, has been included as a new program for the current planning period under Specific Action 8.1.2(d).	Community Development Department, Public Works Department, Redevelopment Agency

Policy 6.1.3 Promote efforts to slow the rising costs of new and existing housing to the extent that government actions can reasonably do so while protecting the public health, safety, and welfare.

Specific Action	Status	Responsible Agency
6.1.3(a) Provide timely review of discretionary and non-discretionary residential development requests, with fees sufficient only to cover the actual costs (direct and overhead) incurred by the City. In order to do so, continue to exercise existing procedures and consider adopting new measures to expedite case processing. These techniques include: • computerize case records to allow for automated case tracking; • schedule case processing timetables to provide reasonable expectations in processing applications based upon available resources; • schedule case processing timetables to provide reasonable expectations in processing applications based upon available resources; • hold public and agency review of EIR's concurrently so that processing times can be reduced; and • continue to require complete information as part of application filing to avoid later delays.	Existing Program (ongoing) The City continues to review and implement new methods and technologies to improve the discretionary and non-discretionary development review process. For example, in 1993, the City implemented the Urban Structure Program that incorporates an easy-to-use fee estimation computer model which makes it possible for staff to provide a rapid fee estimation process for developers. This reduces the time and cost of doing business with the City. The City has also reviewed and, where possible, implemented changes to streamline the application review process (see Section HE-F). Current Status This specific action has been retained in the current planning period as an ongoing program (see Section HE-J).	Community Development Department

Specific Action	Status	Responsible Agency
6.1.3(b) Periodically, evaluate land development processing procedures to ensure that project review is accomplished in the minimum time necessary to implement the General Plan and ensure protection of the public health, safety, and welfare.	New Program (Priority 2) See response to 6.1.3.(a) above. Current Status This specific action has been retained in the current planning period as an ongoing program (see Section HE-J).	Community Development Department
6.1.3(c) Revise the City's Development Code to comply with California Government Code Section 65915 by providing a 25 percent density bonus, or equivalent financial incentive, to residential developers who agree to make a minimum of 20 percent of the units within the project affordable to households with an income of 80 percent of the County median income, make 10 percent of the units within the project affordable to households with an income of 50 percent of the County median income, or make 50 percent of the units available exclusively to senior citizens. Adopt ordinance by first quarter of 1993. Due to the current economic climate and time required for construction, it is not anticipated that this program will produce housing for targeted income groups within the planning period.	New Program (Priority 2) The City has revised the Zoning Ordinance to include density bonus incentives for residential development. Therefore, the original objective has been implemented. Current Status This specific action has been carried over to the current planning period. The program language has been modified to reflect a post-implementation proactive status (see Section HE-J).	Community Development Department

Policy 6.1.4 Promote the use of available housing assistance programs.

Specific Action	Status	Responsible Agency
6.1.4(a) Leverage direct funding resources of the City and Lancaster Redevelopment Agency with state and Federal funding sources to facilitate the provision of single and multiple family dwelling units available to very low, low, and moderate income households. Programs for application include: 1) State of California Pre-development Loan Program: <u>Program Description:</u> Short term low-interest loans to cover pre-construction expenses. <u>Objective:</u> To cover pre-development costs of the Agency's Mobile Home Park Project. <u>Funding Availability:</u> Ongoing Revolving Loan Fund. <u>Expected Application Date:</u> Fall, 1992 2) State of California Rental Housing Construction Program: <u>Program Description:</u> Low interest loans for the construction of new low income housing developments. <u>Objective:</u> To finance the purchase of manufactured housing to be rented to tenants in the Agency's Mobile Home Park Project. <u>Funding Availability:</u> Pending bond issue. <u>Expected Application Date:</u> 1993	Existing Program (ongoing) For much of the 1990's, the state suspended budget appropriations for the preparation of the RHNA. Legislation passed during this period also extended the date for the revision of Housing Elements within the SCAG Region. During this time, the City did not update its Housing Element. Many of the programs noted in Specific Actin 6.1.4 (a) were developed prior to this period. In the ensuing time, these programs have evolved to meet the changing needs of Lancaster's citizens and to address the perpetually shifting status of state and federal funding programs. Largely, the intentions of the programs outlined in 6.1.4(a) are reflected in the accomplishments shown in Table HE-B-1 "Housing Program Accomplishments (1989 - 2000). The Lancaster Redevelopment Agency ongoing efforts and accomplishments to facilitate the provision of single family and multiple family dwelling units for very low-, low- and moderate-income households are summarized in this Section and in detail in the LRA Five-year Implementation Plan (1999-2004) and the Consolidated Plan and Strategy for Housing and Community Development (2000-2005). Current Status This specific action has been retained in the current planning period. The language has been modified to address the housing programs and objectives contained in Table HE-I-1 "Quantified Objectives", for the 2000-2005 planning period.	Redevelopment Agency / Administration

Specific Action	Status	Responsible Agency
6.1.4(a) (continued) 3) State of California HOME Program: • <u>Program Description:</u> Funds to expand the resources available for housing rehabilitation, acquisition of land and structures, tenant based rental assistance; and under certain circumstances, new construction. • <u>Objective:</u> To leverage the City/ Agency's funds available for the various City/Agency Housing Programs. • <u>Funding Availability:</u> Undetermined - staff in process of identifying. • <u>Expected Application Date:</u> 1992.		
6.1.4(b) Encourage private sector development of affordable housing by subsidizing development impact fees in exchange for long term affordable restrictions. Program anticipated to provide 25 units by end of planning period (1994).	Existing Program (ongoing) No new units were produced under this program during the former planning period for the same reason as that discussed under Specific Action 6.1.1(c) above. Current Status This specific action has been retained in the current planning period as a non-quantified program (see Section HE-J).	Redevelopment Agency

Specific Action	Status	Responsible Agency
6.1.4(c) Identify and acquire distressed residential projects (e.g. REO foreclosures, bankruptcies) and prepare them for sale or rent at affordable housing costs. Program anticipate to generate 23 dwelling units by 1994.	Existing Program (ongoing) - During the planning period the LRA participated in the acquisition and sale of two blighted single family residential tracts that resulted in 26 single-family homes with affordability restrictions. "Operation Clean Sweep" involved Agency purchase, rehab and sale of HUD repossessed homes. Program resulted in rehab and sale of 48 units. Current Status Due to past accomplishments, this program has been retained in the current planning period as Specific Action 6.1.4(d). However, no specific quantifiable objectives are proposed during the planning period under this program (see Section HE-J).	Redevelopment Agency
6.1.4(d) Develop a 20 acre mobile home park to be occupied by very low and lower income households using Lancaster Redevelopment Agency housing set-aside funds. Program is anticipated to provide 120 spaces by 1994.	Existing Program (ongoing) The intent of this specific action is being implemented through the Lancaster Housing Authority which was established to own and manage selected mobile home parks within the community. Currently, the LHA manages 438 mobile home park spaces within the City. Current Status This program continues to be carried out through programs like the First-time Home Buyer Mobile Home Purchase Program and the Mobile Home Inventory Replacement Program (SMIRP). See Specific Actions 6.1.4(e) and 7.2.1(b) in Section HE-J.	Redevelopment Agency

Specific Action	Status	Responsible Agency
6.1.4(e) Continue to allow the Los Angeles County Housing Authority to administer the Section 8/Voucher Program and public housing programs within the City.	Existing Program (ongoing) The County's Section 8/Voucher program continues to be an important resource in providing affordable housing within the City. Current Status This program has been retained in the current planning period as an ongoing program (see Section HE-J).	Administration

Policy 6.1.5 Facilitate housing for very low, low, and moderate income households to be distributed at locations throughout the urban portions of the City.

Specific Action	Status	Responsible Agency
6.1.5(a) In addition to other provisions of the General Plan law, and the standards contained in the zoning ordinance, apply the following locational criteria when reviewing projects which provide assistance specifically for very low, low, and moderate income households: • Developments including assisted housing should be located in such a manner as to provide very low, low, and moderate income households, as well as minorities, with the opportunity for housing outside of existing areas of concentration of very low, low, and moderate income or minority households. • Developments which include assisted housing should be located within reasonable proximity to public facilities, including convenient shopping, public schools, park and recreation facilities, transportation services, and employment centers. • Developments which include assisted housing shall be consistent with the provisions of the Lancaster General Plan, as well as the provisions of the City of Lancaster zoning and subdivision ordinances. • Assisted dwelling units, except those for the elderly should be distributed throughout the project site, and not grouped together in a single area.	New Program (Priority 2) The City's General Plan and Zoning Ordinance currently meets the intent of this action program. The City currently reviews all residential projects with consideration of the provisions of this action program. Current Status This specific action has been retained in the current planning period as an ongoing program (see Section HE-J).	Community Development Department, Lancaster Redevelopment Agency

(b) SUBSIDIZED HOUSING

GOAL 7 To preserve existing housing stock within areas for which a desirable living environment can be provided; to promote conversion of such residential areas for which a desirable living environment cannot be sustained.

Objective 7.1 Retain at no less than present levels the number of subsidized housing units of all types, and expand affordable housing opportunities for very low, low, and moderate income households.

Policy 7.1.1 Regulate the conversion of existing rental apartment housing and mobile home parks to condominium or cooperative housing in order to prevent a decline in the supply of rental housing. Place particular emphasis on minimizing hardships created by the displacement of very low, low, and moderate income households.

Specific Action	Status	Responsible Agency
7.1.1(a) To avoid potential reduction in the supply of rental housing, prepare a condominium conversion ordinance which would limit the conversion of rental apartments to condominiums or cooperatives when the multi-family vacancy rate falls below four percent (4.0%).	New Program (Priority 2) Demand for condominiums represents a very small portion of the housing market in Lancaster. Since 1980 less than four percent of the building permits issued were for condominium development. This is primarily due to the fact that the single family product is priced at levels which make them more attractive than condominiums. However, the City did adopt such an ordinance in 1994 as an component of the City's Subdivision Ordinance. Therefore, the objective of this program has been implemented (see Section HE-J). Current Status This specific action has been carried over to the current planning period. The program language has been modified to reflect a post-implementation proactive status (see Section HE-J).	Community Development Department
7.1.1(b) As part of the General Plan annual review, monitor existing programs designed to preserve assisted housing developments for low income households as required by Government Code Section 65583 (d) to determine if additional actions are required to protect these developments).	New Program (Priority 1) This review is effectively carried out during the time of each update of the Consolidated Plan and each update of the Housing Element as part of the At-risk analysis (see Section H of the Housing Element). Current Status This specific action has been retained in the current planning period as an ongoing program (see Section HE-J).	Redevelopment Agency

Specific Action	Status	Responsible Agency
7.1.1(c) To preserve subsidized multifamily apartment units at risk of losing affordability restrictions, implement the preservation strategies presented in Section J, "Housing Element Amendment, Affordable Housing at Risk" of the Housing Element.	Existing Program (ongoing) See analysis in Section H, "Preservation of Affordable At-Risk Housing Units" of the current Housing Element for status. Current Status This specific action has been retained in the current planning period as an ongoing program (see Section HE-J).	Community Development Department, Public Works Department, Redevelopment Agency

Policy 7.1.2 Regulate the conversion of existing mobile home parks to nonresidential uses in order to maintain a valuable source of affordable housing.

Specific Action	Status	Responsible Agency
7.1.2(a) Based on the provisions of Government Code Section 65863.7, require the submission of a report detailing the impacts of any proposed mobile home park conversion to a nonresidential use concurrent with the filing of any discretionary permit on such property.	New Program (Priority 1) No project applicant has made such a filing during the planning period. Current Status This program has been retained in the current planning period as an ongoing program (see Section HE-J).	Community Development Department

(c) HOUSING REHABILITATION

Objective 7.2 Improve and preserve the existing supply of low and moderate income housing.		
Policy 7.2.1 Rehabilitate deteriorated single family and multiple family dwelling units at the average rate of 135 units per year through the Redevelopment Rehabilitation Program and additional units depending on CDBG funding through 1994.		
Specific Action	Status	Responsible Agency
7.2.1(a) Implement and encourage participation in the CDBG single family rehabilitation program for owner occupants. Program anticipated to rehabilitate 87 very low income units by 1994.	Existing Program (ongoing) During the planning period the LRA, through the use of CDBG funds, provided loans/grants for the rehabilitation of 87 very-low income households. Current Status The language of this specific action has been modified to address the City's Emergency Repair Grant Program which will be conducted during the current planning period (see Section HE-J).	Public Works Department
7.2.1(b) Implement and encourage participation in the CDBG multiple family rehabilitation program. Program anticipated to rehabilitate 42 very low and low income units by 1994.	Existing Program (ongoing) During the planning period, the LRA, through the use of CDBG funds, provided loans and grants for the rehabilitation of 109 multi-family units. Current Status This program was implemented and is not being proposed for the current planning period.	Public Works Department
7.2.1(c) Implement and encourage participation in single family grants and low interest loans to rehabilitate single family owner occupancies units. Program anticipated to rehabilitate 424 units of various income categories by 1994.	Existing Program (ongoing) During the planning period, the LRA provided grants and no-interest loans for the rehabilitation of 481 owner-occupied units consisting of 180 very low-, 267 low- and 34 moderate-income households. Current Status This program was implemented and is not proposed for the current planning period.	Public Works Department / Redevelopment Agency

Specific Action	Status	Responsible Agency
7.2.1(d) Implement and encourage participation in grants and no interest loans for the rehabilitation of owner occupied mobile homes. Program anticipated to rehabilitate 122 units of various income categories by 1994.	Existing Program (ongoing) During the planning period, under the mobile home rehab grant program, and the substandard mobile home replacement program (SMIRP), the LRA provided loans/grants for the rehabilitation of 502 mobile homes consisting of 282 very low-, 216 low, and 4 moderate-income households. Current Status This program has been retained in the current planning period as Specific Action 7.2.1(b) see Section HE-J).	Public Works Department / Redevelopment Agency

(d) **MAINTENANCE OF EXISTING SOUND HOUSING**

Objective 7.3 Prevent the physical deterioration of existing sound housing stock within the City of Lancaster.		
Policy 7.3.1 Encourage continued maintenance of currently sound housing through local information and assistance programs.		
Specific Action	Status	Responsible Agency
7.3.1(a) Consider establishing pre-occupancy inspection programs in which a City building inspector inspects publicly assisted housing to ensure compliance with local, state, and federal regulations related to public health, safety, and welfare, including applicable housing codes.	New Program (Priority 3) Although the City conducts building inspections for compliance with building codes, no specific program was established for this action program during the planning period. This is because few public housing projects are located within the City. Therefore, there is little demand to create special occupancy inspection programs to address this issue. Current Status This specific action has been retained for the current planning period with minor language modifications to reflect wider application with respect to pre-occupancy programs for residential dwelling units (see Section HE-J).	Public Works Department

Specific Action	Status	Responsible Agency
7.3.1(b) Establish concentrated code enforcement programs within the City when the need and community support warrant such activity. It is intended that this program would be applied to areas which are still basically sound, but which are just beginning to show signs of decline. This program would be coordinated with existing rehabilitation programs to provide loans and subsidies for required repairs.	New Program (Priority 3) During the planning period, an additional code enforcement officer was hired who is also a certified building inspector. This staff member has been used to inspect residential units for compliance with City codes. Therefore, the initial intent of this program has been implemented. Current Status This program has been retained in the current planning period as an ongoing program. The language has been modified to reflect a post-implementation proactive status (see Section HE-J).	Public Works Department and Community Development Department
7.3.1(c) Implement and encourage participation in the Redevelopment Agency Emergency Repair Program to provide home repairs to elderly and low income households. Program anticipated to provide assistance to 42 very low income households by 1994.	Existing Program (ongoing) During the planning period, the LRA provided funding for emergency repairs to 267 very low-, and 185 low-income households. Through the use of CDBG funds, the Agency has also assisted 132 very low- income households with emergency repairs and/or retrofits for better access by the physically disabled. Current Status This program is being retained in the current planning period as Specific Action 7.2.1(a). (see Section HE-J).	Public Works Department, Redevelopment Agency
7.3.1(d) Adopt, implement and encourage participation in the Substandard Mobile Home Inventory Replacement Program to provide grants of up to \$7,500 each to enable owners of substandard mobile homes to purchase new manufactured housing units.	New Program (Priority 2) During the planning period, the LRA provided assistance to 102 very low-income households under this programs. Current Status This program is being retained in the current planning period as Specific Action 7.2.1(b) (see Section HE-J).	Public Works Department, Redevelopment Agency

Policy 7.3.2 Improve the livability of existing residential neighborhoods and prevent their deterioration by ensuring that an adequate level of public improvements and neighborhood facilities are available.

Specific Action	Status	Responsible Agency
7.3.2(a) Facilitate the street maintenance, street widening, and provision of curbs, gutters, sidewalks, and other improvements as appropriate to urban and rural environments in neighborhoods requiring revitalization.	Existing Program (ongoing) Revitalization of existing neighborhoods including various infrastructure improvements are a major objective of the City and Lancaster Redevelopment Agency as summarized in this Section and detailed in both the LRA Five-year Implementation Plan and the Consolidated Plan and Strategy. One of the major objectives of the Implementation Plan states: "Continue to fund infrastructure improvements in residential neighborhoods which will promote development of affordable housing, as necessary, and in accordance with available funding sources." Examples of neighborhood revitalization projects that are currently under way include Operation High Desert Storm (OHDS) I and II (see Section 6.5). Current Status This specific action has been retained in the current planning period as on ongoing program (see Section HE-J).	Public Works Department

(e) HOUSING FOR SPECIAL NEEDS GROUPS

GOAL 8 To promote provision of adequate housing opportunities for those desiring to live in Lancaster, regardless of age, race, ethnic, background, national origin, religion, family size, marital status, physical handicap, or other arbitrary factors.

Objective 8.1 Promote provision of housing for the elderly, handicapped, homeless, and other special needs groups.

Policy 8.1.1 Promote the development and rehabilitation of housing specifically designed for the elderly providing a variety of living environments.

Specific Action	Status	Responsible Agency
8.1.1(a) Specifically encourage development of housing for the elderly through the use of land assemblage, site clearance, and land write downs. Program anticipated to provide assistance to 20 elderly households by 1994.	Existing Program (ongoing) The intent of this specific action was carried out during the planning period by the construction of the Cedar Street Associates 80 unit Senior Citizen apartment project located in downtown Lancaster. The Agency conducted site assemblage and property clearance and made the property available to a private developer for construction of the complex. Current Status An updated form of this program has been carried over to the current planning period which will provide financial assistance for the construction of senior citizen independent living residences to address the special needs of low-income elderly households (see Section HE-J).	Lancaster Redevelopment Agency
8.1.1(b) Revise the zoning ordinance to implement provisions of the Plan for Physical Development which permit the development of senior citizen residential projects, as a conditional use, within areas designated for single family, multiple family or commercial uses. The senior developments would be located as a transitional use between districts of varying intensity.	New Program (Priority 2) The City has revised the Zoning Ordinance to reflect the intent of this action program. Therefore, the intent of this specific action has been implemented. Current Status This specific action has been carried over to the current planning period. The program language has been modified to reflect a post-implementation proactive status (see Section HE-J).	Community Development Department

Specific Action	Status	Responsible Agency
8.1.1(c) Survey the parking requirements for senior citizen projects of other cities; evaluate Lancaster's existing parking standards for senior citizen projects, and revise if necessary to encourage affordable senior citizen housing development.	New Program (Priority 2) The City has revised the Zoning Ordinance to reflect the intent of this action program. Therefore, the intent of this specific action has been implemented. Current Status This specific action has been carried over to the current planning period. The program language has been modified to reflect a post-implementation proactive status (see Section HE-J).	Community Development Department
8.1.1(d) Revise the zoning ordinance to allow for the establishment of second units on single family residential lots ("granny flats") as a means of providing additional elderly housing opportunities. Inform the public of the provision for second units for the elderly through publication and public presentation.	New Program (Priority 2) The City has revised the Zoning Ordinance to reflect the intent of this action program. Therefore, the intent of this specific action has been implemented. Current Status This specific action has been carried over to the current planning period. The program language has been modified to reflect a post-implementation proactive status (see Section HE-J).	Community Development Department
8.1.1(e) Utilize the following criteria to evaluate proposed senior residential projects: • Projects should be within walking distance of transit services, major transportation routes, and shopping and medical facilities. • Land uses in senior projects should be limited to residential uses, extended care facilities and ancillary commercial uses. • Project shall include provisions limiting the purchase or lease of the property to persons over 55 unless a different age is required by state law.	New Program (Priority 1) The intent of this program is addressed as part of the regular development review process conducted by the City's Development Review Committee (DRC). Current Status This specific action has been retained under the new planning period as an ongoing program (see Section HE-J).	Community Development Department

Policy 8.1.2 Provide adequate shelter opportunities and assistance programs for those families and individuals who are either homeless or are at risk of becoming homeless.

Specific Action	Status	Responsible Agency
8.1.2(a) Revise the zoning ordinance to specifically permit uses such as shelters and transitional housing, to provide specific standards for such uses.	New Program (Priority 2) The City has revised the zoning ordinance to reflect the intent of this action program. Therefore, the intent of this program has been implemented. Current Status This specific action has been carried over to the current planning period. The program language has been modified to reflect a post-implementation proactive status (see Section HE-J).	Community Development Department
8.1.2(b) Develop a 40 bed capacity emergency shelter to provide temporary housing for homeless persons. Provide funding on an ongoing basis to a non-profit entity for the management of this facility.	Existing Program (ongoing) The Lancaster Community Shelter was completed in 1990 and currently offers temporary shelter and services to City and area homeless. The shelter is leased to Catholic Charities of Los Angeles and provides 40 beds and two family units to the homeless. An additional 10 beds are available for cold weather emergency shelter needs. Catholic Charities operates three programs out of the shelter: a HUD funded transitional housing program; an emergency shelter program funded from local resources; and a cold-weather program funded by LA County and FEMA. Current Status This specific action has been carried over to the current planning period as Specific Action 8.1.2(a). The language has been modified to reflect a post-implementation proactive status (see Section HE-J).	Lancaster Redevelopment Agency

Specific Action	Status	Responsible Agency
8.1.2(c) Continue to seek opportunities for providing emergency shelter for the homeless. Encourage participation of non-profit organizations.	Existing Program (ongoing) Objective C2 of the Lancaster Consolidated Plan states: "Coordinate with other jurisdictions in the Antelope Valley in order to address the regional perspective of homelessness". Also see response to Specific Action 6.1.2 (c) above. Current Status This specific action has been retained in the current planning period as Specific Action 8.1.2(b). Additionally, Specific Action 8.1.2(c) has been added to the current planning period housing programs which supports the language contained in Objective C2 of the City's Consolidated Plan (see Section HE-J).	Lancaster Redevelopment Agency
8.1.2(d) Consult with the Los Angeles County Housing Authority and the City of Palmdale to determine if a joint planning effort to develop and implement a comprehensive Homeless Plan for the Antelope Valley is necessary.	New Program (Priority 2) See response to Specific Actions 6.1.2(c) and 8.1.2(c) above. Current Status This program is effectively addressed in the current planning period by Specific Actions 8.1.2(c) and 8.1.2(d) and, therefore, it will be deleted.	Lancaster Redevelopment Agency

Policy 8.1.3 Promote the development and rehabilitation of housing specifically designed for the physically handicapped.

Specific Action	Status	Responsible Agency
8.1.3(a) Specifically encourage the rehabilitation of existing housing for the physically handicapped through the Redevelopment Agency single family and mobile home grants and low interest loan programs.	Existing Program (ongoing) The intent of this program was carried out during the planning period, through the implementation of Emergency repair and Home Access Program for the disabled (Specific Action 7.2.1(a) and Specific Action 7.2.1(b)) and through other loan and grant programs as listed in Table HE-B-1. Current Status This specific action has been retained in the current planning period as an ongoing program (see Section HE-J).	Redevelopment Agency, and Public Works Department

Policy 8.1.4 Ensure coordination between the City of Lancaster, Air Force Plant 42, and Edwards Air Force Base in regard to the provision of sufficient housing in the City to help meet the needs of military personnel for off-base housing.

Specific Action	Status	Responsible Agency
8.1.4(a) Establish regular lines of communication and a monitoring program to gauge the extent of off-base military housing requirements.	Existing Program (ongoing) The off base requirements for military housing is addressed as part of each Housing Element update cycles. The City's Department of Community Development periodically consults with the Housing Office at Edward's Air Force base regarding this issue. Current Status This specific action has been retained in the current planning period as an ongoing program (see Section HE-J).	Community Development Department

Objective 8.2 Prevent housing discrimination in accordance with national and state fair housing law.

Policy 8.2.1 Prohibit discrimination in housing based on race, ethnicity, national origin, age, religion, sex, and family status (children).

Specific Action	Status	Responsible Agency
8.2.1(a) Continue the existing City agreement with the Los Angeles County Housing Authority or other appropriate agencies to operate a Fair Housing Program encompassing investigation of discrimination complaints, research on housing discrimination related issues, and public information.	Existing Program (ongoing) The City currently coordinates with the Fair Housing Council of San Gabriel Valley to provide this service. The Fair Housing Council has office hours once a month at Lancaster City Hall. During this time, a representative is available to answer questions, investigate complaints and assist tenants in pursuing legal remedies. This program is being funded through a grant from HUD. Current Status This specific action as been carried over to the current planning period. The program language has been modified to reflect the above changes (see Section HE-J).	City Council
8.2.1(b) Increase public awareness of Lancaster's Fair Housing Program by such means as information pamphlets into the City's <i>Outlook</i> publication, press releases, and proclamation of April as Fair Housing Month.	New Program (Priority 1) The City's outlook magazine is used as a vehicle to disseminate information on various housing programs including single family rehab loan programs, HOME program, Home access for the disabled etc. Current Status This program has been retained in the current planning period as an ongoing program (see Section HE-J).	Public Information Officer

Date		Description		Amount	
1911	Jan 1	Balance		100.00	
	Feb 1	Interest		5.00	
	Mar 1	Interest		5.00	
	Apr 1	Interest		5.00	
	May 1	Interest		5.00	
	Jun 1	Interest		5.00	
	Jul 1	Interest		5.00	
	Aug 1	Interest		5.00	
	Sep 1	Interest		5.00	
	Oct 1	Interest		5.00	
	Nov 1	Interest		5.00	
	Dec 1	Interest		5.00	
1912	Jan 1	Balance		100.00	
	Feb 1	Interest		5.00	
	Mar 1	Interest		5.00	
	Apr 1	Interest		5.00	
	May 1	Interest		5.00	
	Jun 1	Interest		5.00	
	Jul 1	Interest		5.00	
	Aug 1	Interest		5.00	
	Sep 1	Interest		5.00	
	Oct 1	Interest		5.00	
	Nov 1	Interest		5.00	
	Dec 1	Interest		5.00	

C. POPULATION AND GROWTH CHARACTERISTICS

An understanding of the size and character of the Lancaster population is fundamental to an understanding of the Lancaster community. Analysis of the driving forces behind past growth gives an indication of what future growth trends might be. This, in turn, yields an insight to potential demands for municipal services and facilities. In addition, an understanding of the characteristics of the City's past and existing population is critical to an identification of the type and variety of amenities that will be desired by the community as it moves into the future.

1. Historic Population and Household Growth

Much of Lancaster's historic population growth was directly related to the growth of the aerospace industry. Population growth was, to a large extent, tied to the economic ups and downs of that industry. As employment at Edwards Air Force Base and Air Force Plant 42 expanded, local population growth increased. During times when spending for aerospace programs was curtailed, population growth was at its slowest.

During the 1980s, the Antelope Valley economy was transformed by the new growth incentive of affordable housing. With the advent of the affordable housing market, population growth became less dependent upon fluctuations in the local economy. While the aerospace industry has remained the largest local employer, it is no longer the primary growth inducer it once was. It now competes with the tremendous attraction that affordable housing holds for many first-time home buyers, primarily from the Los Angeles area.

Present population growth within the Antelope Valley and Lancaster is following the trends of other Southern California regions. These trends show residents: leaving the congestion, crime, and high housing costs of Los Angeles and Orange Counties for less crowded areas, with lower crime rates and much lower housing costs. These residents have moved to Ventura County, western San Bernardino and Riverside Counties, and most recently into the Antelope Valley, where the Cities of Palmdale and Lancaster have been the primary destinations.

Unlike the residents of earlier years, the majority of the more recent arrivals in Lancaster continue to work in the Los Angeles basin. Housing and job-related factors compose the primary reasons for people living in, or relocating to, the Antelope Valley.

According to data from the 1990 Census, 36 percent of the Lancaster labor force 16 years of age or older commuted more than 30 minutes to work at that time. Information from more recent studies indicate that these trends have changed little in the past ten years.

An examination of historical population growth (see Table HE-C-1) reveals that Lancaster had a period of rapid expansion between 1950 and 1960 reflecting growth in the local aerospace industry, contrasted with a decade of little population growth between 1960 and 1970. The 1980 decade was another period of expansion for this high-desert community. During this decade, the City population increased at an average annual rate of 10.3 percent. With the onset of the recession in 1991, Lancaster's growth rate again dropped averaging just 3.6 percent per year between 1990 and 2000 inclusive. What is interesting to note is that while Lancaster's growth rate has increased and decreased in response to short-term economic cycles, the City's share of total County population has

steadily increased over the long term. In 1960, Lancaster's share of the total County population equaled 0.5 percent. However, by 2000, that share had increased to 1.3 percent.

**Table HE-C-1
Historical Population Growth
City-County Trends, 1950 - 2000**

	CITY OF LANCASTER				LOS ANGELES COUNTY	
	Population	Percent of Total County Population	Average Annual Growth	Average Annual Growth Rate(%)	Population	Average Annual Growth Rate(%)
1950	10,250	0.2%	-	-	4,151,687	-
1960	31,503	0.5%	2,125	20.7%	6,038,771	4.5%
1970	33,460	0.5%	196	0.6%	7,032,075	1.6%
1980	48,027	0.6%	1,457	4.4%	7,477,503	0.6%
1990	97,291	1.0%	4,926	10.3%	8,863,184	1.9%
2000	132,402	1.3%	3,511	3.6%	9,884,255	1.2%

Source: Bureau of the Census, State Department of Finance.

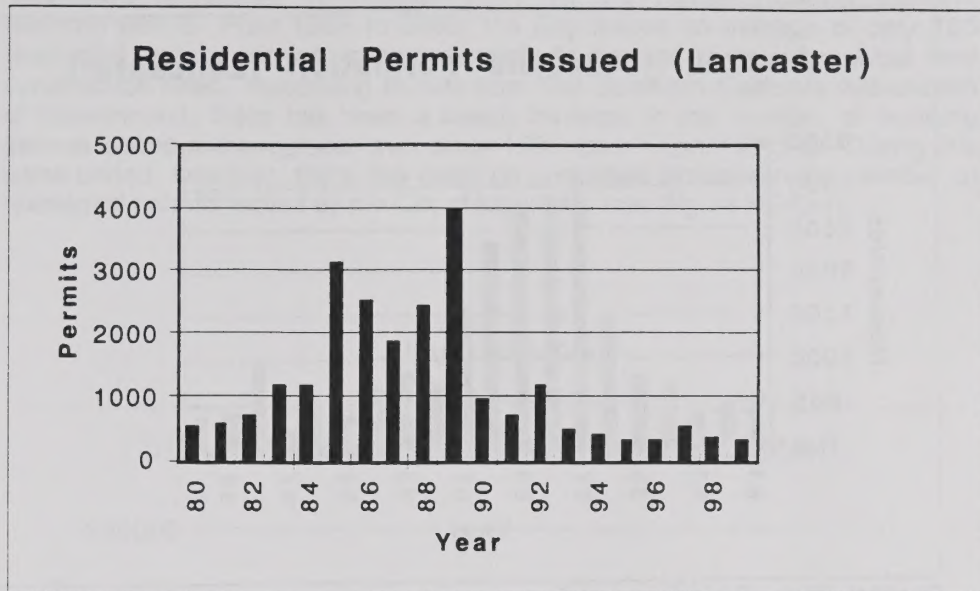
2. Current Trends

The current status of the housing market in the Antelope Valley is a situation that has largely remained unchanged for much of the last ten years. Following the period of robust growth and building activity during the 1980s, the Antelope Valley entered a severe recession. Although this is similar to what occurred in other areas of Southern California, the recession hit the Antelope Valley harder and its affects lasted much longer than the rest of the region.

In order to understand the current state of the housing market in Lancaster, it is necessary to examine seven factors including: housing production, household formation, population growth, vacancy rates, housing value decline, foreclosures, and aerospace employment.

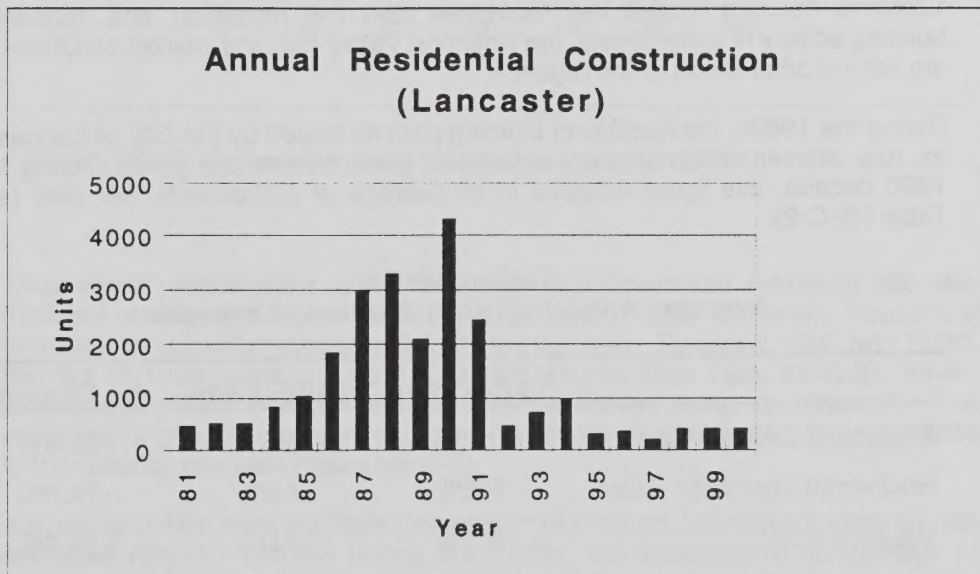
Housing Production and Population Growth The City examined residential building permits as well as construction and household formation rates for the period 1980 - 1999 inclusive. This time period included one complete growth and one recessionary cycle. Figures HE-C-1 through HE-C-3 illustrate that there was a period of robust growth during the 1980 decade followed by a decline in residential construction and household formation throughout the decade.

Figure HE-C-1



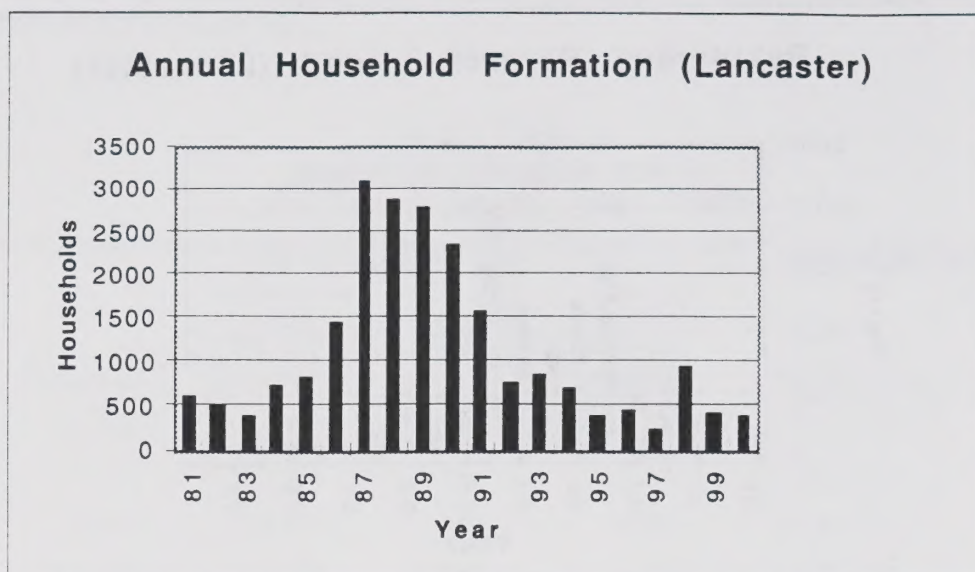
Source: City of Lancaster

Figure HE-C-2



Source: State Department of Finance

Figure HE-C-3



Source: State Department of Finance

The recession of the early 1990s had a profound impact on the Antelope Valley housing market. After years of rapid, and to a large extent speculative growth, residential construction slowed to a crawl and home values plummeted. During this time, Population growth and household formation also slowed. Between 1990 and 2000 inclusive, annual population growth in Lancaster averaged approximately 3.6 percent while the average annual household formation rate fell to less than two percent (see Table HE-C-2). While much of the Southern California housing market has recovered from the recession and residential building activity is again strong, the Antelope Valley housing market continues to lag behind other areas of the region.

During the 1980s, the number of building permits issued by the City of Lancaster for new residential construction averaged 1810 permits per year. During the 1990 decade, this figure dropped to an average of 569 permits per year (see Table HE-C-2).

Table HE-C-2
Average Annual Growth Factors, Lancaster

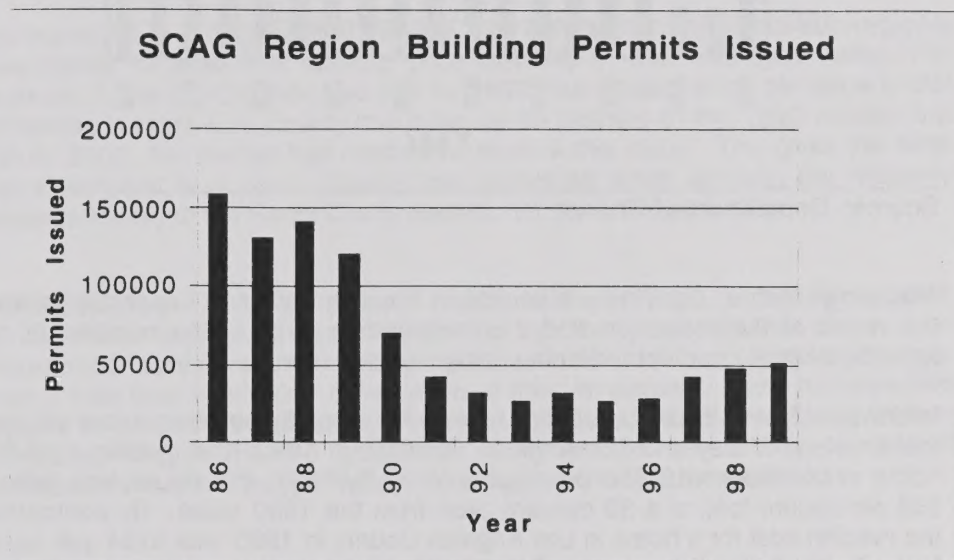
	1980-1990	1990-2000	% Change
Population Growth Rate*	10.3%	3.6%	-65.0%
Household Formation Rate*	6.8%	1.8%	-74.0%
Vacancy Rate*	5.1%	9.0%	+76.5%
Dwelling Units*	6.8%	1.6%	-76.5%
Residential Permits**	1810	569	-69.0%

Source: *State Department of Finance.

**Lancaster Dept. of Public Works, Building Division.

This represents 46 percent of the amount of new construction needed to meet Lancaster's annualized construction need for the current Housing Element planning period. From 1995 to 2000, the City issued an average of only 380 residential permits per year or approximately 31 percent of the annualized new construction need. According to data from The Southern California Association of Government, there has been a steady increase in the number of building permits issued at the regional level since 1995 (see Figure HE-C-4). During this same period, however, there has been no sustained increase in the number of residential permits issued by the City of Lancaster (see Figure HE-C-1).

Figure HE-C-4

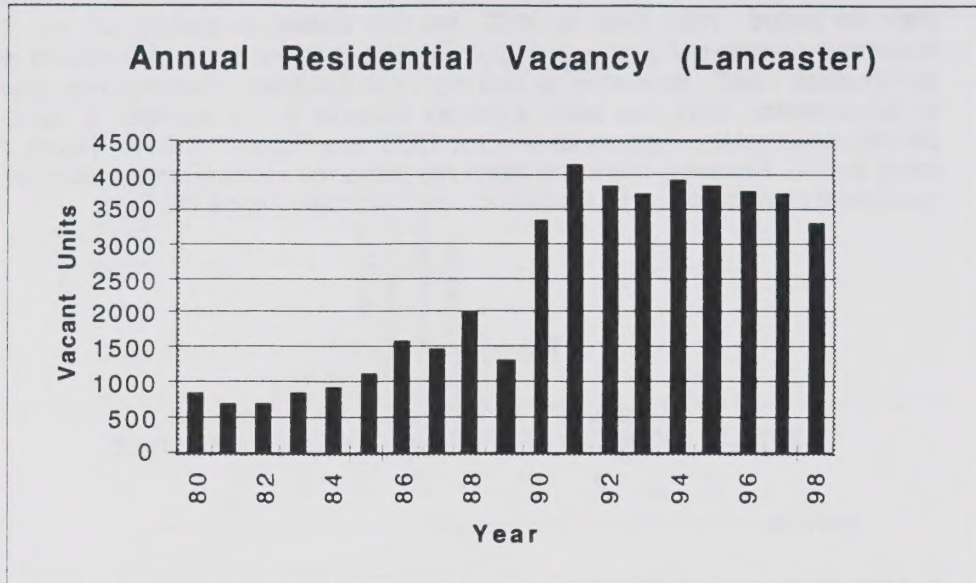


Source: SCAG Regional Housing Needs Assessment, 1999.

Household Formation and Vacancy The household formation rate also declined during this time. Between 1980 and 1990 inclusive, household formation in Lancaster averaged 6.8 percent per year. Between 1990 and 2000, this rate fell to an average of just 1.8 percent per year (see Table HE-C-2). Fewer households meant less demand for the new homes being constructed. The result was a growing inventory of unsold homes which contributed to an increase in the vacancy rate (see Figure HE-C-5).

According to data from the State Department of Finance, Lancaster's vacancy rate averaged only 5.1 percent during the 1980s, but increased to an average of 9.0% during the 1990 decade. By comparison, the average annual vacancy rate for Los Angeles County during the 1990s was 5.5 percent.

Figure HE-C-5



Source: Department of Finance

Housing Value Decline A decline in housing values in Lancaster following the onset of the recession and a corresponding climb in the number of new foreclosures also contributed to the rising vacancy rate.

Information from Acxiom/DataQuick reveals the disparity between home values in the Antelope Valley and Los Angeles County. In 1990, the median cost for a home in Lancaster was \$90 per square foot. By 1997, this figure had fallen to \$55 per square foot, or a 39 percent drop from the 1990 value. By comparison, the median cost for a home in Los Angeles County in 1990 was \$184 per square foot. By 1997, this figure had fallen to \$136 per square foot which represented a 26 percent drop from the 1990 value (see Table HE-C-3). Clearly home prices in Lancaster have been affected much more than at the regional level.

Table HE-C-3
Average Median Price Per Square Foot in Residential Housing

	1990	1997	Percent Change from 1990	2000	Percent Change from 1990
Lancaster	\$90	\$55	-39%	\$63	-30%
Palmdale	\$98	\$56	-43%	\$64	-35%
Santa Clarita	\$156	\$113	-28%	\$149	-4%
North County	\$113	\$73	-35%	\$107	-5%
L.A. County	\$184	\$136	-26%	\$147	-20%

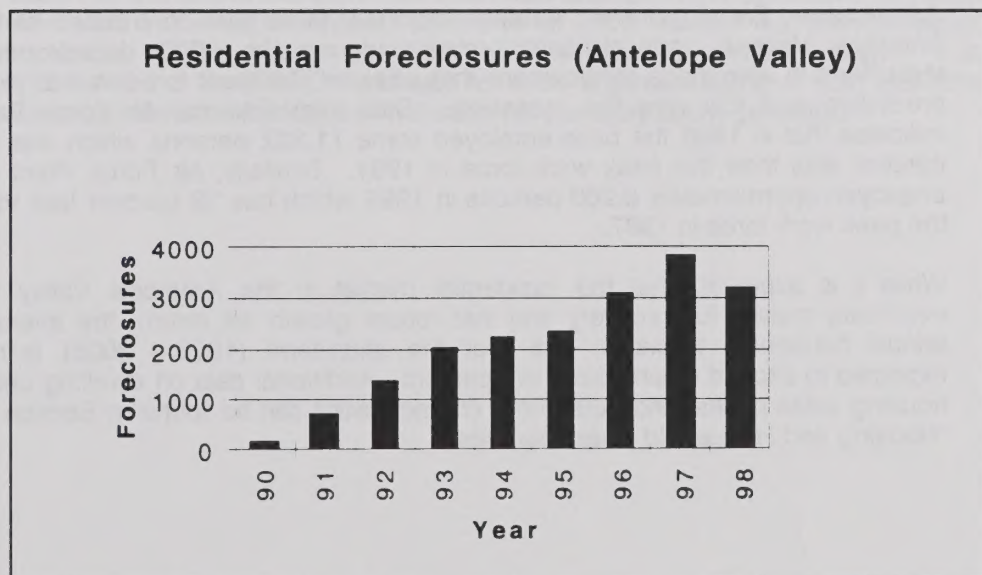
Source: Acxiom/DataQuick

An even greater disparity is apparent when one examines median price information at the sub-regional level. The North Los Angeles County Sub-region includes the Antelope Valley, the City of Santa Clarita, and various communities within the unincorporated County areas. The housing market in Santa Clarita bottomed out around 1996 and since then has regained most of the value it lost during the recession. Table HE-C-3 shows that as of the beginning of 2000, the median price per square foot for homes in Santa Clarita had regained all except four percent of the 1990 value. A review of the same data for the Antelope Valley shows the median price per square foot for homes within the Antelope Valley (represented by Palmdale and Lancaster in Table HE-C-3) bottomed out far below Santa Clarita and L.A. County, losing more than 40 percent of the 1990 median value by 1997. Currently, the Santa Clarita market has recovered, yet home values within the Antelope Valley are still far below the 1990 median for Los Angeles County.

It is important to recognize that viewing data only at the regional or sub-regional level tends to mask the existing price disparity in the Antelope Valley. For example, Table HE-C-3 indicates that by 1997, the median price per square foot for homes in North L.A. County had fallen by 35 percent of the 1990 median but that by 2000, the market had recovered most of this value. This gives the false impression that all of North County has recovered when actually, the recovery relates primarily to the Santa Clarita market, not the Antelope Valley.

Foreclosures In the Valley's rapidly decelerating residential market, homeowners who purchased homes during the peak of the boom, saw investments vanish as they quickly became upside down on their mortgages. Rather than face continuing devaluation of their investment, many homeowners elected to default on their loans. As a result, the number of foreclosed homes increased. Figure HE-C-6 graphically illustrates the rise in the number of foreclosures in the Antelope Valley following the onset of the recession.

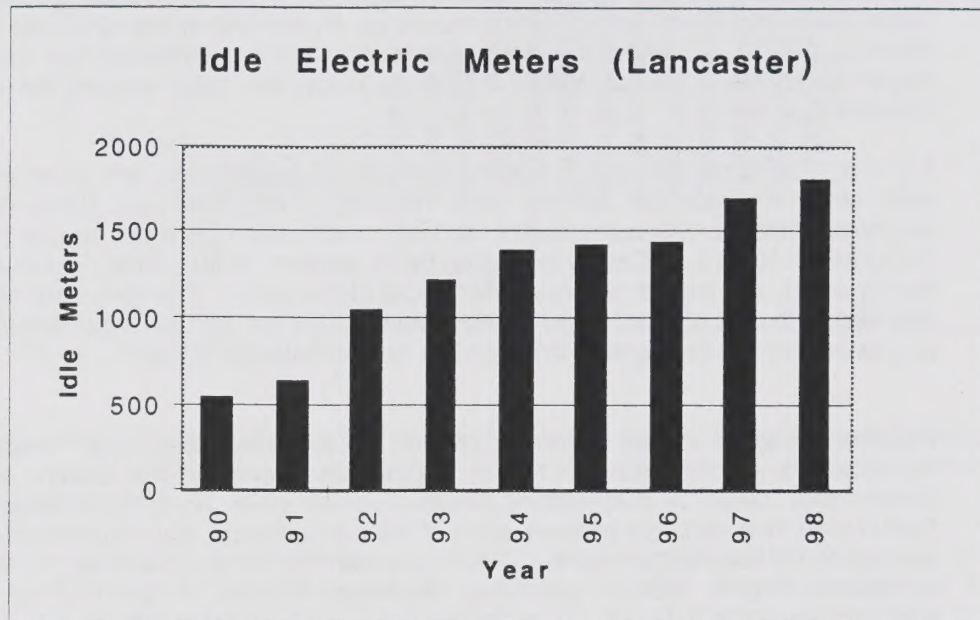
Figure HE-C-6



Source: DataQuick Information Systems

In 1990, there were only 132 foreclosed residential properties in the Antelope Valley. By 1997, this number had risen to over 3,800. A rise in the number of idle electric meters for Lancaster customers during this time correlates well with the rise in the number of foreclosures. Figure HE-C-7 shows that between 1990 and 1998 inclusive, the number of inactive meters in Lancaster more than tripled.

Figure HE-C-7



Source: Southern California Edison

Aerospace Employment Another important factor that contributed to the Antelope Valley's poor residential market during the 1990 decade were reductions in aerospace employment that affected the work force in the years preceding and following the recession. Data from Edwards Air Force Base indicates that in 1999 the base employed some 11,322 persons which was 27 percent less than the peak work force in 1991. Similarly, Air Force Plant 42 employed approximately 8,200 persons in 1999 which has 32 percent less than the peak work force in 1987.

While it is expected that the residential market in the Antelope Valley will eventually make a full recovery and that robust growth will return, the average annual household formation rate over the short-term (1998 - 2005) is not expected to exceed much above two percent. Additional data on dwelling units, housing sales prices, and household characteristics can be found in Section D, "Housing and Household Characteristics".

3. Age and Gender Distribution of Population

Changes in the age distribution of Lancaster's population between 1990 and 2000 inclusive, appear to follow regional trends in showing the graying of the baby boomers. Estimates indicate that the percentage of the population under 45 years of age decreased from 77 percent in 1990 to 72 percent in 2000. The single largest decrease was in the 25-34 year age group which represented 21.7 percent of the population in 1990 but only 14.6 percent in 2000. Conversely, all age groups 35 years or older, experienced increases (see Table HE-C-4).

In 1990, the Baby Boomers ranged in age from 25 years to 44 years. At that time, fully 36.3 percent of Lancaster's population fell within this age bracket. However, by 2000, this portion of the population represented only 31.9 percent. In 1990, the age bracket 35 to 52 years represented 30.1 percent of the population. By 2000, this same age bracket which now comprises the baby boomers, represents 35.6 percent of the population.

The data indicates that the percentage of persons who are 65 years or older also increased during the past decade from 7.9 percent of the population in 1990 to 9.2 percent in 2000. This is a clear indication that the senior component of the population is growing and will continue to be an important aspect to consider in planning for future services and housing type needs.

It also points to the need to ensure that there is an adequate supply of affordable housing for this group within the City. The substantial percentage of persons under the age of 25 and between the ages of 25-44 suggest the presence of many young families with children in the City. The 25-44 age group is also the range in which most households are formed and who will require entry level housing or larger housing in the future to accommodate growing families. The City will need to ensure a future housing stock that will be sufficient to accommodate their needs. The large percentage of children may also indicate a need for child care facilities. A recent study by Alfred Gobar and Associates indicated that in 2000, one of every five households relied on some form of child care service.

Table HE-C-4 shows that there has been little change in the proportion of males to females in the last ten years. Estimates for 2000 indicate that the Lancaster population is split evenly between the male and female population. It is anticipated that the 2000 Census data will show a general aging of both genders within Lancaster reflecting the maturation of the baby boom generation.

**Table HE-C-4
Estimated Population Characteristics**

City of Lancaster						
	-----1990-----		-----2000-----		1990-2000	Change
	Number	Percent	Number	Percent	Number	Percent
Lancaster						
Population	97,291		132,402		35,111	36.1%
Population in Households	93,109		123,848		30,737	33.0%
Households	32,901		39,586		6,685	20.3%
Families	24,068		n/a		n/a	n/a%
Average Household Size	2.83		3.10		0.27	9.5%
Males	48,979	50.3%	63,853	50.0%	14,874	30.4%
Females	48,312	49.7%	63,796	50.0%	15,484	32.1%
Age Distribution:						
0 to 4	9,448	9.7%	11,784	9.2%	2,336	24.7%
5 to 14	15,767	16.2%	21,295	16.7%	5,528	35.1%
15 to 24	13,986	14.4%	18,392	14.4%	4,406	31.5%
25 to 34	21,154	21.7%	18,641	14.6%	(2,513)	-11.9%
35 to 44	14,155	14.6%	22,091	17.3%	7,936	56.1%
45 to 64	15,083	15.5%	23,721	18.6%	8,638	57.3%
65+	7,698	7.9%	11,724	9.2%	4,026	52.3%
Median Age	29.6		31.7			
Los Angeles County						
Average Household Size	2.91		3.06		0.15	5.2%
Median Age	31.5		33.8		2.3	7.3%

Source: U.S. Bureau of the Census, California State Department of Finance.

L.A. County Department of Urban Research, Claritas Corp.

4. Educational Attainment

Data from the 1990 Census indicate that overall, the educational levels of Lancaster residents were higher than levels observed in Los Angeles County (see Table HE-C-5). Fully 80 percent of Lancaster's adult population who were 25 years or older at the time of the 1990 Census held a high school or college diploma. In Los Angeles County, only 70 percent of the adult population 25 or older graduated from high school or went on to college. Over fifty-three percent of the adult population in Lancaster had gone beyond high school and had either some college training or a college degree. For the County, this figure was only 49 percent.

It is anticipated that 2000 Census data will again indicate that the educational level of Lancaster residents is higher than that observed countywide. This conclusion is based on the observation that the influx of new residents into Lancaster and the Antelope Valley consists primarily of households containing young professionals.

**Table HE-C-5
Educational Attainment 1990**

Education	Lancaster	% of Total	L.A. County	% of Total
<9th Grade	3,395	5.8%	857,615	15.6%
9th to 12th grade, no diploma	8,058	13.9%	790,116	14.4%
High School Grad.	15,950	27.5%	1,140,178	20.8%
Some College, No Degree	15,978	27.5%	1,076,009	19.6%
Associate Degree	5,300	9.1%	402,895	7.3%
Bachelors Degree	6,168	10.6%	789,800	14.4%
Graduate or Prof. Degree	3,241	5.6%	426,246	7.8%
Total	58,090	100%	5,482,859	100%

Source: Census, 1990

5. Ethnic Diversity

Minority groups once represented only a small percentage of the Lancaster population, compared to Los Angeles County. However, over the past two decades Lancaster's population has undergone significant diversification. Comparing ethnic data from the 1990 Census with current population estimates indicates that, like other areas of Southern California, Lancaster's population continues to diversify (see Tables HE-C-6a & 6b).

Currently, the two major ethnic groups in the City are represented by Whites and Hispanics. The Hispanic component of the City's population, as in other areas of the region, saw the greatest increase between 1990 and 2000. In 1990, the White component represented 73.2 percent of the total population while the Hispanic component represented 15.0 percent. Estimates indicate that by 2000, the percentage of Anglos represented 62 percent while Hispanics now represented 24 percent.

Similarly, the Black component of the population accounted for only 7.2 percent of the 1990 population. Currently, Blacks are estimated to comprise 8.1 percent of the City's total population or a 0.9 percent increase over 1990. The trend toward diversification of the City's population is expected to continue following regional patterns.

One clear indication of the current diversification of the Lancaster population can be seen from the examination of the ethnic make up of school age populations within Lancaster's three elementary school districts. Information from the State Department of Education shows that in 1999, the elementary school population of Lancaster was composed of students who were 52 percent White, 25 percent Hispanic, 19 percent Black, two percent Asian and three percent other ethnic groups (see Table HE-C-7). Of particular interest is the percentage of Black elementary school children which, at 19 percent, far exceeds current estimates of the Black component of Lancaster's population (see Table HE-C-6b).

Table HE-C-6a
Ethnicity - 1990 Census

CITY OF LANCASTER			LOS ANGELES COUNTY	
	Number	Percent of Total Population	Number	Percent of Total Population
White	71,215	73.2%	3,618,850	40.8%
Black	6,990	7.2%	934,776	10.5%
Asian, Pacific Islander	3,359	3.5%	907,810	10.2%
Spanish/Hispanic	14,816	15.0%	3,351,242	37.8%
Other	911	.9%	50,486	0.6%
TOTAL	97,291	100.0%	8,863,164	100.0%

Source: U.S. Census 1990

Table HE-C-6b
Ethnicity - 2000 Estimates

CITY OF LANCASTER			LOS ANGELES COUNTY	
	Number	Percent of Total Population	Number	Percent of Total Population
White	79,982	62.0%	3,102,120	32.6%
Black	10,410	8.1%	903,769	9.5%
Asian, Pacific Islander	6,419	5.0%	1,193,427	12.5%
Spanish/ Hispanic	31,064	24.1%	4,272,254	44.9%
Other	1,214	0.9%	52,213	0.5%
TOTAL	129,089	100%	9,523,783	100%

Source: Claritas, Inc. 2000

Table HE-C-7
Ethnic Composition of Lancaster Elementary Schools

District:	Westside		Lancaster		Eastside			
Ethnic Group	Total Pop	Percent	Total Pop	Percent	Total Pop	Percent	Total School Population	Percent
White	4402	69.7%	6097	44.6%	1061	44.1%	11,560	51.6%
Hispanic	923	14.6%	3819	27.9%	773	32.1%	5515	24.6%
Black	672	10.6%	3115	22.8%	495	20.6%	4282	19.1%
Asian	140	2.3%	185	1.4%	28	1.2%	353	1.6%
Other	175	2.8%	452	3.3%	47	2.0%	674	3.1%
Total	6,312	100%	13,668	100%	2,404	100%	22,384	100%
% of Total School Population	28.2%		61.1%		10.7%			

Source: State Department of Education, 1999.

6. Population Projections

Population projections are an important and necessary part of a City's General Plan. These projections help guide the City and local service agencies in determining the need for adequate services and facilities to serve future residents. Table HE-C-8 presents projections for population and housing through the year 2020 which is the time frame of the General Plan's goals and objectives.

The projections begin with 1998 which is the base year for the current Housing Element cycle (1998 - 2005). The Regional Housing Needs Assessment (RHNA) estimates that during this period, Lancaster will require housing for 9,285 additional households or a total of 48,076 households by 2005. Multiplying the projected 2005 households by the current household size (3.13) yields an estimated household population of 150,478 persons. If the current group quarter population (8,579) is added to this figure it would result in a total population of 159,057 by 2005. Dividing the number of projected new households (9,285) by the number of years in the Housing Element cycle (7.5) yields an annual average household formation rate of 1,238 households.

According to the State Department of Finance, between 1990 and 1998 inclusive, Lancaster's population increased by 29,845 persons while household formations averaged 736 per year. This recent historical average is below that projected by the current RHNA for the planning cycle. While long-term projections show that residential growth will eventually return to the City, it is not anticipated to attain the need projected by the RHNA during the planning period.

Table HE-C-8
Projected Population Growth
City of Lancaster

Year	Population	% Change	Households	% Change	Household size
1998	127,136	N/A	38,791	N/A	3.06
2000	132,402	4.1%	39,586	2.0%	3.13
2005	159,057	20.2%	48,076	21.4%	3.13
2010	212,829	33.8%	66,974	39.3%	3.18
2015	252,239	18.5%	83,908	25.3%	3.01
2020	293,929	16.5%	95,492	13.8%	3.08

Source: Southern California Association of Governments;
State Department of Finance.

7. Employment Trends

Current Employment. Table HE-C-9 shows the distribution of employment within the Antelope Valley by major industry. As of 1999, fully 30 percent of the work force was employed in various jobs within the service industry, followed by wholesale and retail trade positions which comprised 21 percent of total employment and manufacturing which totaled 19 percent of the work force. Less than two percent of the total work force was employed in agriculture and mining industries. Table HE-C-10 indicates that in 1999, Lancaster's share equaled 38 percent of the greater Antelope Valley work force, or 44,720 persons. Of this amount, 44,910 or 94.1 percent were employed, while 2,810, or 5.9 percent were unemployed. A recent study by Alfred Gobar Associates estimated that in 2000, about 66 percent of the employed adult population within the Antelope Valley are employed at local jobs, while about 34 percent commute to job locations outside of the Antelope Valley.

Table HE-C-9
Antelope Valley Labor Market by Industry 1996

Industry	Number	Percent
Agriculture	1,000	0.9%
Construction	4,542	4.1%
Finance, Insurance and Real Estate	5,900	5.3%
Government	14,700	13.3%
Manufacturing	20,952	18.9%
Mining	1,050	0.9%
Services	34,005	30.1%
Transportation, Communications and Utilities	5,140	4.6%
Wholesale / Retail Trade	23,528	21.3%
Total Industry Employment	110,817	

Source: California Employment Development Department

Table HE-C-10
Greater Antelope Valley Region
Labor Force Report 1999

Community	Estimated Work Force	Employed	Unemployed	Rate %
Boron	1,390	1,220	170	12.2
California City	3,420	3,060	360	10.6
Edwards AFB	2,040	1,830	210	10.3
Lake LA	3,490	3,230	260	7.4
Lancaster	47,720	44,910	2,810	5.9
Mojave	2,160	2,010	150	6.9
North Edwards	700	660	40	5.7
Palmdale	34,460	32,450	2,010	5.8
Ridgecrest	17,850	16,750	1,100	6.1
Rosamond	4,340	3,780	560	12.9
Quartz Hill	4,800	4,580	220	4.6
Tehachapi	3,240	2,920	320	9.9

Source: Greater Antelope Valley Economic Alliance

Jobs/Housing Balance One of the most important issues facing the growth of Lancaster is the expansion of local job opportunities and the diversification of the City's employment base in order to achieve economic self-sufficiency. If Lancaster is to achieve its desire to become a financially stable community, it must attain a balance between local employment and local housing. The Southern California Association of Government's (SCAG) projects that population and households within the City of Lancaster will more than double over the next twenty years to 293,929 and 95,493 respectively. Over this same period, the

number of local jobs are projected to increase to 101,854. While this will help to diversify the local job market and improve the jobs to housing ratio, it will not eliminate the commuter component of the Lancaster work force.

A current study by SCAG identifies North Los Angeles County (which includes the City of Lancaster), as a subregion that has long been "housing-rich". Housing rich means that there is an adequate supply of affordable housing to accommodate local household growth, but an inadequate number of jobs to meet the needs of these households. The study further states that while new jobs created in this subregion have in general been high paying, job growth has not been as robust as that of other housing-rich areas like the Inland Empire. SCAG forecasts that North Los Angeles County will remain housing-rich to the year 2025 and, therefore, will continue to have an imbalance between jobs and housing.

The problems associated with a jobs/housing (including long commutes, increased traffic congestion and air pollution among others), have become so pronounced that they have galvanized the State Legislature to try to solve them. Assembly Bill 2864 (Torlakson) establishes the Jobs-Housing Balance Improvement Program that provides state funding to local governments for projects that will help mitigate this imbalance. The bill provides \$110 million for projects and programs in housing-rich communities like Lancaster that will attract new businesses and jobs. For the purposes of analysis, the state defines a city as housing-rich if there are less than 1.5 local jobs per household to serve the city's work force.

To address the issue of an adequate jobs/housing balance within Lancaster, the City adopted the "Plan for Economic Development and Vitality" as part of the 1992 General Plan. The goal of this plan is "to promote economic self-sufficiency and a fiscally solvent and financially stable community". The Plan contains the following objectives:

- Achieve and maintain a balance between the number and types of jobs and the amount of housing available within the Lancaster General Plan study area;
- Maintain active programs for the retention of existing businesses within the City and for the recruitment of new businesses to Lancaster;
- Maintain development patterns and growth which contribute to, rather than detract from net fiscal gains to the City;
- Promote the intensification of the municipal revenue generating potential (including sales tax) of commercial, office and industrial uses within Lancaster;
- Maintain downtown Lancaster as a cultural, financial and government center;
- Establish Lancaster as a regional center for recreational, cultural, entertainment and educational facilities;
- Ensure that new development pays for all of the infrastructure, public facilities and differential service costs associated with new development.

The Plan for Economic Development and Vitality (which was updated in 1997), is the City's long-term blueprint for economic diversification and an adequate jobs/housing balance. Programs like the "Jobs-Housing Balance Improvement Program" are a vital component in helping the City achieve these goals.

D. HOUSING AND HOUSEHOLD CHARACTERISTICS

Lancaster and the Antelope Valley represent a distinct area for housing. The rise in the cost of housing in the Los Angeles area has placed the majority of housing out of the price range of most working people. In the Antelope Valley, single family homes are priced as much as 50 percent below comparable homes found in the Los Angeles area. Recent data indicates that the majority of the people who move into the Antelope Valley do so in order to purchase single family homes. The affordability of housing, coupled with the residential atmosphere of the area and the relatively good air quality, attract many people who work in Los Angeles and the San Fernando Valley. Although commutes to work can be as long as sixty miles or more one-way, affordable housing has remained a strong incentive for moving to the Antelope Valley, even without the prospect of local employment.

In addition to geographic location of the valley and the price of new and used housing units, other factors, such as the vacancy rate, the mix of types of units, and the availability of employment, are prime determinants of local household composition. The majority of the housing construction in Lancaster during the past two decades was single family. Fully 66 percent of the residential units for which the City issued permits during this period were for new single family homes. (see Table HE-D-1).

1. Total Dwelling Units

Lancaster's rate of household formation and housing construction during the past decade was moderate when compared with the dramatic growth that occurred in the City during the 1980s. The moderate rate of growth was largely the result of a severe recession that affected the residential market in Lancaster throughout the 1990 decade (see discussion in Section C, Population and Growth Characteristics). Based on data from the 1990 Census and State Department of Finance estimates, the housing supply in Lancaster increased from 36,217 units in 1990 to 42,927 units in 2000, as shown in Table HE-D-2. This represents a total increase of just 19 percent, or approximately 1.9 percent per year compared to the 100 percent increase experienced during the 1980s.

The vacancy rate, referring to the number of vacant units which are for sale or rent as a percentage of the overall market, has fluctuated over the years, due to changing economic situations. In 1980, the vacancy rate for all units in Lancaster was 4.5 percent. By 1990 the vacancy rate had reached 9.2 percent. In 1998, which was the beginning of the current Housing Element planning period, the State Department of Finance estimated that the vacancy rate for all types of housing in Lancaster was 7.8 percent. However, the actual vacancy rate for Lancaster will not be known until data from the 2000 Census is available.

Table HE-D-1
City of Lancaster Building Permits Issued

Year	NUMBER OF UNITS				Total
	Single Family Residence	Condominium	Apartment	Mobile Homes	
1980	398	33	122	0	553
1981	259	205	104	0	568
1982	198	79	434	0	711
1983	530	96	534	0	1,160
1984	575	27	561	0	1,163
1985	1,397	0	1,729	0	3,126
1986	1,134	1	1,387	0	2,522
1987	1,252	156	479	0	1,887
1988	1,792	0	609	0	2,401
1989	3,344	53	613	0	4,010
1990	841	0	130	0	971
1991	680	0	0	32	712
1992	929	0	232	13	1,174
1993	491	0	8	21	520
1994	341	0	0	68	409
1995	290	0	0	44	334
1996	282	0	0	41	323
1997	422	0	77	22	521
1998	296	0	0	83	379
1999	341	0	0	54	395
Total	15,792	650	7,019	378	23,839
Percent	66%	3%	29%	2%	

Source: City of Lancaster, Department of Public Works

2. Housing Unit Mix

The unit mix in Lancaster has not changed substantially since 1990 (see Table HE-D-2). According to the State Department of Finance, in 1990, 63 percent of the total units were single family, of which all except three percent were detached units. In 2000, the percentage of single family units increased to 66 percent of the total housing stock with only two percent of the stock falling into attached category. In 1990, 25 percent of the total units in the City were multi-family, and, of those, 74 percent were in buildings with over five units. By 2000, 24 percent of the total housing units were multi-family, with 73 percent of those buildings containing over five units. The percentage of mobile homes in Lancaster have remained fairly stable during the past 10 years. In 1990, 11 percent of the total dwelling units were mobile homes. By 2000, they represented 10 percent of the total housing stock. Lancaster's housing mix is typical of a young developing suburban area in which the residential market is driven primarily by affordable single family detached homes. This contrasts sharply with Los Angeles County where only 55 percent of the housing stock is single family while fully 43 percent is multiple family (see Table HE-D-2).

The duplex and condominium markets have been traditionally poor in the Antelope Valley. This is because single family detached homes are so affordable that very few people want to invest in condominiums or duplexes. Therefore, these types of housing represent only a small portion of the City's housing stock (approximately 4 percent) and no new condominiums or duplexes were added to the stock during the 1990 decade. Approximately 74 percent of the City's current multiple-family housing was constructed after 1980 with most of this construction occurring between 1980 and 1990.

Table HE-D-3, which gives a distribution of housing mix by census tract, shows that at the time of the 1990 Census, the various types of housing were distributed throughout the City and that some of each type of housing (single family, multiple family, and mobile homes) were available in each census tract except for tract 9008.02, which at that time contained no mobile homes. When available, data from the 2000 Census should show a similar distribution and housing mix.

3. Housing Prices

Table HE-D-4 depicts home sales and price data in 1999 for five zip codes within the Lancaster area. The data shows that the greatest volume of recent sales has been of single family detached homes while condominiums represent less than one percent of total sales. The predominance of detached single family homes in the sales data is a continuing trend that reflects the affordability of housing in Lancaster. The median price for a detached single family home during this period was \$87,244 while the median price for a condominium was \$37,000. By contrast, the median price for a detached single family home in Los Angeles County during October 1998 was \$190,300 while the median price for a condominium was \$139,000.

With the onset of the recession in the early 1990s, housing construction in Lancaster slowed considerably. This resulted in the rapid deflation in the price of housing, with the trade-up market suffering more than the entry level home market. By 1999, the median price for a detached single family home in Lancaster had fallen by more than 30% of the 1990 median of \$133,700. In the long run, however, it is anticipated that home prices will again regain their former value, following regional trends although prices of homes in Lancaster are predicted to remain substantially below those of the Los Angeles metropolitan area.

**Table HE-D-2
Lancaster Housing Mix**

	Lancaster 1980*			Lancaster 1990*			Lancaster 2000**			L.A. County (2000)**	
	Number	%/Total		Number	%/Total	% Change (1980-1990)	Number	%/Total	% Change (1990-2000)		%/Total
SINGLE FAMILY	13,380	74%		22,923	63%	71%	28,418	66%	24%	1,800,905	55%
Detached	12,886	71%		21,981	61%	71%	27,476	64%	25%	1,588,957	49%
Attached	494	3%		942	3%	91%	942	2%	0%	211,948	7%
MULTI-FAMILY	2,606	14%		9,190	25%	253%	10,262	24%	12%	1,415,474	43%
2-4 units	958	5%		2,373	7%	148%	2,728	6%	15%	286,883	9%
+5 units	1,648	9%		6,817	19%	314%	7,534	18%	11%	1,128,591	35%
Mobile Homes	2,141	12%		4,104	11%	92%	4,247	10%	4%	55,790	2%
TOTAL UNITS	18,127	100%		36,217	100%	100%	42,927	100%	19%	3,272,169	100%
UNIT INCREASE				18,090			6,710				
Occupied Units	17,312			32,901		90%	39,586		20%	3,091,983	
Vacancy Rate	4.50%			9.16%			7.78%			5.51%	
Household Size	2.75			2.83			3.13			3.14	
POPULATION	48,027			97,291		103%	132,402		36%	9,884,255	

Source: * U.S. Census
 ** State Department of Finance

Table HE-D-3
Lancaster Housing Type By Census Tracts
June 1989

Census Tracts	Single & Duplex Units	% of Tract Total	Mobile Home Units	% Tract Total	Multiple Family Units	% of Tract Total	Total Number of Housing Units
9002.00	417	84	55	11	26	5	498
9003.00	409	57	292	41	12	2	713
9004.00	44	79	6	11	50	89	100
9005.00	3,438	77	256	6	792	18	4,486
9006.01	1,024	53	676	35	241	12	1,941
9006.02	585	37	758	47	253	16	1,596
9006.03	1,890	78	3	0	536	22	2,429
9007.01	1,503	76	29	1	451	23	1,983
9007.02	1,431	31	158	3	2,966	65	4,555
9008.01	1,946	88	72	3	200	9	2,218
9008.02	2,428	79	0	0	628	21	3,056
9009.00	105	20	162	64	41	16	308
9010.00	4,628	79	8	15	1,096	20	5,732
9011.00	1,662	66	278	11	590	23	2,530
9012.01	1,869	70	28	1	764	29	2,661
9012.02	1,052	80	119	9	145	11	1,316
TOTAL	24,431		2,900		8,791		36,122

Source: Los Angeles County Department of Regional Planning, Research Section, Bulletin No.154, Part 5

**Table HE-D-4
Home Sales and Prices
(1999)**

City/Zip Code	Single Family Detached		Condominiums	
	Median Price Sold	Number Sold	Median Price Sold	Number Sold
Lancaster 93534	\$70,000	50	0	0
Lancaster 93535	\$73,000	125	\$37,000	1
Lancaster 93536	\$125,000	70	0	0
Medium	\$87,244	245	\$37,000	1

Source: Acxiom/DataQuick

4. New Home Prices

The new home market in the Antelope Valley has traditionally focused on the single family detached home. Table HE-D-5 depicts sales activity during 1998 for all active residential projects within the Lancaster/Palmdale area. During this time prices for new single family homes in Lancaster ranged from \$79,950 to \$189,950 and in size from 1,180 sq. ft. to 2,951 sq. ft. During this year, 252 new single family homes were sold. Table HE-D-6 examines the price, approximate square footage, and value ratio of active developments in the City of Lancaster during 1998.

5. Rents

In 1996, Laurin Associates conducted a market study of multiple family housing within the Lancaster area. Fourteen existing apartment complexes, ranging in size from 60 to 800 units were surveyed as a part of this study. Of the 2,887 units surveyed, 679 units were one bedroom units, 1,804 were two bedroom units, and 404 were three bedroom units. No four bedroom rental apartments were found in Lancaster. In one large 320 unit project, 70 percent of the units contained rent restrictions in compliance with the Low Income Tax Credit Program. Six of the surveyed complexes had specified set aside units for households with annual incomes below either the 50 or 80 percent of median income level at that time. All other units in the survey were at market rate.

**Table HE-D-5
Sales Summary for Antelope Valley**

Market Areas	Attached				Detached				Total			
	# Active Dev.	Avg. Sales P/Week P/Dev.	Total Sales 1998	Sales Price Range	# Active Dev.	Avg. Sales P/Week P/Dev.	Total Sales 1998	Sales Price Range	# Active Dev.	Avg. Sales P/Week P/Dev.	Total Sales 1998	Sales Price Range
Antelope Valley												
Lancaster	1	0.04	2	\$59,990-\$64,990	5	0.15	39	\$79,950-\$189,950	6	0.10	41	\$59,990-\$147,000
Palmdale	0	0.0	0	\$0.0	9	0.34	159	\$99,990-\$212,990	9	0.34	159	\$99,990-\$212,990
Quartz Hill	0	0.0	0	\$0.0	4	0.25	53	\$134,950-\$257,990	4	0.25	53	\$134,95-\$257,990
TOTAL	1	0.04	2	\$59,990-\$64,990	18	0.27	251	\$79,950-\$257,990	19	0.26	252	\$59,990-\$257,990

Source: Hanley Report, 7/99.

The results of the survey show that the average rent for one bedroom units was \$461 per month, \$559 per month for two bedroom units, and \$680 per month for three bedroom units. In each case, the median rent did not deviate more than four percent from the average rent (see Table HE-D-7). The study also found that 10.8 percent of the units surveyed were vacant. More recent data indicates that apartment rents have not increased substantially since the time of this study (see Section G). For example, a survey conducted by Alfred Gobar and Associates indicated that the median rent in Lancaster in October 2000 was \$500 per month. Compared to Los Angeles where the rent for a two bedroom apartment can exceed \$1,000 per month, rents in Lancaster are very affordable.

Table HE-D-6
New Single Family Detached Home Data by Price,
Approximate Square Foot, and Value Ratio

Price	Approx. Sq. Ft.	Cost per sq. ft.
\$79,950	1,437	\$55.64
\$89,950	1,696	53.04
\$93,990	2,154	43.64
\$99,990	2,238	44.68
\$118,990	2,082	57.15
\$118,990	2,227	53.43
\$124,690	2,400	51.95
\$147,990	2,378	62.23
\$189,950	2,951	64.37

Source: Hanley Report 7/99.

Table HE-D-7
Average/Median Rent Levels, 1996 for Unfurnished Apartments,
Lancaster

Unit Size (No. of Bedrooms)	Average Rent	Median Rent
1	\$461	\$462
2	\$559	\$537
3	\$680	\$702
4	NA	NA

Source: Laurin Associates, Inc. March, 1996.

6. Mobile Homes

Traditionally, local governments were reluctant to allow mobile home development for a number of reasons. Typical older mobile home developments were not aesthetically attractive, and were not well planned. Mobile homes historically had not been subject to property taxes, and instead, had been registered and taxed as vehicles by the State Department of Motor Vehicles, thereby reducing their economic desirability to cities. Mobile homes are no longer classified as vehicles. They are now considered to be "transportable structures", and are subject to property taxation, thereby eliminating a major reason for the reluctance shown by many jurisdictions to permit mobile homes.

State legislation now requires that localities make provisions for the placement of mobile homes on permanent foundations on individual, single family zoned lots. State legislation (SB 2827) approved in 1988 deleted provisions of State law which formerly allowed local jurisdictions to restrict mobile homes to specific residential zones. In effect, this legislation requires jurisdictions to permit mobile homes in all residential zones. It does allow localities to impose development standards requiring mobile homes on single family lots to meet the same site development and design standards as conventional housing within the same zone. Despite this legislation most mobile homes in Lancaster are located in mobile home parks.

One important characteristic associated with mobile homes is their affordability. Mobile home prices range from \$9,000 to \$50,000 with monthly payments ranging from \$90 to \$500 per month. In most cases, the mortgage payment constitutes only a portion of the monthly cost for the mobile home. The cost for the rental space must also be added. Within mobile home parks in Lancaster, space rentals range from an average low of \$202 to an average high of \$336 per month (see Table HE-D-8). Adding the monthly rent to the mortgage payment produces a range of approximately \$292 to \$836 per month. This figure places mobile homes in Lancaster within lower income limit classification (see Section G). The Department of Finance indicates that as of January 1, 2000, mobile homes comprised 9.9 percent of the total housing inventory in Lancaster. Therefore, they represent an important component of the City's affordable housing inventory. In addition to the basic affordability of mobile homes, the City of Lancaster provides a home buyer program to assist very-low and low-income households acquire a mobile home within one of the City-owned mobile home parks (see Sections I and J for programs relating to mobile homes and mobile home parks).

7. Vacancy Rates

Vacancy, or the rate of occupied versus unoccupied units, is a widely used indicator of the relative health of housing markets. A vacancy rate of four to five percent in a mature community generally indicates a fairly stable housing market, while a slightly higher rate of five to seven percent is considered healthy for a growing community. Lower rates imply a market in which housing demand exceeds supply, while higher rates indicate an excess supply of units. Higher vacancy rates can occur for several reasons, such as rapid residential development which exceeds the rate of population growth, widespread economic distress, large numbers of substandard units, or a large amount of seasonal units.

**Table HE-D-8
Mobile Home Space Survey
December, 1999**

#	Park Name	Space Rent		# of Spaces in Park	% of Total Spaces in the City	# of Spaces Occup. in Park	Vac. Rate
		Low	High				
1	Air Lane	\$119	\$160	52	1.6%	51	1.9%
2	Blue Skies	\$201	\$630	101	3.1%	94	6.9%
3	Brierwood	\$218	\$373	309	9.4%	291	5.8%
4	California	\$259	\$312	148	4.5%	130	12.2%
5	Chaparral East	\$250	\$387	94	2.9%	39	58.5%
6	Clear Skies	\$225	\$227	47	1.4%	47	0.0%
7	Crestview	\$142	\$495	109	3.3%	103	5.5%
8	Desert Palms	\$172	\$500	56	1.7%	55	1.8%
9	Desert Paradise	\$179	\$230	50	1.5%	35	30.0%
10	Desert Sands	\$295	\$370	123	3.7%	118	4.1%
11	El Rancho	\$184	\$232	75	2.3%	75	0.0%
12	Friendly Village	\$274	\$312	464	14.1%	410	11.9%
13	Golden Sands	\$164	\$244	152	4.6%	109	28.3%
14	Hacienda	\$292	\$334	264	8.0%	232	12.1%
15	Johnson's	\$212	\$595	87	2.6%	77	11.5%
16	Lancaster Estates	\$295	\$394	302	9.2%	85	71.9%
17	Lido Trailer	\$176	\$355	54	1.6%	50	7.4%
18	Locust Grove	\$147	\$147	75	2.3%	73	2.7%
19	Mik-lis	\$190	\$235	42	1.3%	25	40.5%
20	Mobilehome Manor	\$202	\$235	29	1.0%	23	20.1%
21	Ranch Inn	\$155	\$235	52	1.6%	38	26.9%
22	Rancho Mirage	\$224	\$290	290	8.8%	274	5.5%
23	Sherwood	\$195	\$280	185	5.6%	161	42.5%
24	Sunny Skies	\$100	\$525	72	2.2%	72	0.0%
25	Western Skies	\$176	\$292	60	1.8%	60	0.0%
Average		\$202	\$336	-	-	-	-
TOTAL				3,292	100%	2,727	17%

Source: Interviews with Mobile Home Park managers/owners.

In 1990, Lancaster's overall residential vacancy rate was 9.2 percent. Table HE-D-9 shows the vacancy rate for each type of housing in Lancaster at that time. According to California Department of Finance numbers, the vacancy rate in Lancaster remained relatively high during the 1990 decade. Growing areas, such as Lancaster often have higher vacancy rates than older established cities, such as those in the Los Angeles basin, due to the higher inventory of new housing. New units are often vacant for a time before occupancy, and are counted as vacant units. Lancaster's 1990 vacancy rate of 9.2 percent reflected the large inventory of unsold homes constructed in an effort to stay ahead of the demand from growth that occurred in the late 1980s. However, following this period the Antelope Valley entered a severe recession. With the onset of the recession, growth slowed, home prices fell and the residential market slowed to a crawl. A rapid rise in the foreclosure rate combined with the large inventory of unsold homes helped to push the vacancy rate for Lancaster above nine percent for most of the 1990 decade. While much of the Southern California housing market has regained its pre-recession strength, the Lancaster residential market continues to lag behind the region (see discussion in Section C).

In 1998 (the beginning of the current planning period), the State Department of Finance, indicated that the overall residential vacancy rate for Lancaster had dropped to 7.8 percent. However, the DOF does not break down vacancy rates by unit type. A survey of multiple family units conducted by Laurin Associates in 1996, indicated a vacancy rate of 10.8 percent for the multiple family projects surveyed. A recent survey of mobile home parks conducted by the City of Lancaster indicated a vacancy rate of 17 percent. Unfortunately, more complete data on residential vacancy rates will not be available until after the 2000 Census.

Table HE-D-9
Residential Vacancy Rates and Household Size
1990

Housing Type	Total Housing Units	Occupied Housing Units	House-Hold Pop.	Vacancy Rate	Persons Per Household
Single Family Detached	21981	20095	63363	8.58	3.15
Single Family Attached	942	839	2148	10.93	2.56
Two-to-Four Plexes	2373	2189	5670	7.75	2.59
Five or More Units	6570	5834	13058	11.2	2.24
Mobile Homes	4351	3944	8793	9.35	2.23
Total	36217	32901	93032	9.16	2.83

Source: 1990 Census

8. Household Characteristics

Identifying local housing trends involves analyzing such characteristics as household size, renter versus owner status, the amount of substandard housing, and overcrowding among other factors.

Household Size According to the State Department of Finance, the average size of a household in Lancaster increased over the course of the decade, from 2.83 in 1990 to 3.1 persons per household in 2000. The current household size for Lancaster is very close to the L.A. County average of 3.06 persons per household. If the DOF estimate is accurate, then it represents a substantial change from the 1990 Census which showed that the Lancaster household size was significantly lower than that for the County.

The rise in the average household size is also in sharp contrast to the decline in household size witnessed during the 1980s which was reflective of a national trend. Demographic changes, which include high divorce rates, later marriages and fewer children, accounted for a large part of the decline at that time. The increase in household size during the 1990s may be an indicator of an increase in the natural birthrate as well as the continuing diversification of the Lancaster and Southern California population.

Owner/Renter Status Lancaster has a relatively high ratio of owner-occupied to renter-occupied housing units. The 1990 Census indicated that of all occupied housing units in Lancaster, 62.9 percent were owner-occupied, compared to Los Angeles County where 48.2 percent were owner-occupied (see Table HE-D-10). A recent survey by Alfred Gobar and Associates indicated that in 2000, seven out of ten households in the Antelope Valley were homeowners. In Lancaster, the percentage of owner-occupied units increased slightly between 1990 and 1998, from 62.9 percent to 63.1 percent respectively. Since 1990, the County-wide percent of owner-occupied housing has remained relatively unchanged, at approximately 48 percent. The percent of owner-occupied units is higher in Lancaster in part because homes are much more affordable than other areas of Los Angeles County. As home prices continue to rise, the percentage of owner occupied units in Lancaster will continue to outpace other areas of Los Angeles County as people seek housing that is affordable.

In examining owner/renter data, it is necessary to understand that the term "renter-occupied" by definition is not limited to multiple family housing but, in fact, encompasses all types of housing including single family attached and detached as well as mobile homes. Moreover, the term "owner-occupied" includes not only single family detached and attached structures, but condominiums and mobile homes as well. Therefore, owner-occupied and renter-occupied do not denote the type of structure, but rather the status of the household/family occupying the structure. This is particularly true in Lancaster where much of the renter-occupied housing is comprised of single family detached structures. In 1990, 19 percent of all occupied single family units were renter-occupied. Recent data from the County of Los Angeles Housing Authority indicates that of 975 dwelling units that were occupied by Section 8 tenants in 1998, more than half were single family dwellings.

**Table HE-D-10
Housing Tenure**

	1990					
	City of Lancaster			Los Angeles County		
	Number	% of Total Units	% of Occupied Units	Number	% of Total Units	% of Occupied Units
Total Housing Units	36,217			3,163,343		
Total Occupied Units	32,901	90.8%		2,989,552	94.5%	
Owner Occupied	20,708		62.9%	1,440,830		48.2%
Renter Occupied	12,193		37.1%	1,548,722		51.8%

	1998					
	City of Lancaster			Los Angeles County		
	Number	% of Total Units	% of Occupied Units	Number	% of Total Units	% of Occupied Units
Total Housing Units	42,065			3,272,169		
Total Occupied Units	38,791	92.2%		3,074,410	94.5%	
Owner Occupied	24,468		63.1%	1,484,940		48.3%
Renter Occupied	14,323		36.9%	1,589,470		51.7%

Source: 1990 Census, California Department of Finance.

Household Income The distribution of household income in Lancaster has changed significantly during the past decade. For example, in 1990 only 32 percent of households in Lancaster made more than \$50,000 per year. By 1999, this figure had increased to 46 percent of all households. Similarly, households making less than \$30,000 per year have decreased from 37 percent of households in 1990 to 31 percent in 1999 (see Table HE-D-11). Despite these shifts, the percent of households making more than the median income for Lancaster remained essentially unchanged at approximately 47 percent.

The median household income for Lancaster has historically been higher than the L.A. County median. Table HE-D-12 shows that Lancaster's median household income exceeded the County by 15 percent in 1980 and by more than 11 percent in 1990 and again in 1999.

**Table HE-D-11
Household Income Range
(City of Lancaster)**

Income Group	1990		1999	
	Number of Households	Percent	Number of Households	Percent
\$ 0 - 9,999	3,539	10.8	3,331	8.0
\$ 10,000 - 19,999	4,095	12.4	4,879	11.7
\$ 20,000 - 24,999	2,083	6.3	2,526	6.0
\$ 25,000 - 29,999	2,403	7.3	2,177	5.2
\$ 30,000 - 34,999	2,499	7.6	2,148	5.1
\$ 35,000 - 49,999	7,668	23.3	7,414	17.7
\$ 50,000 - 74,000	6,719	20.4	10,380	24.8
\$75,000 and Up	3,895	11.8	9,021	21.5
TOTAL HOUSEHOLDS	32,901	100.0	41,876	100.0

Source: 1990 Census, Claritas, Inc., 1999.

**Table HE-D-12
Median Household Income Projections
(City of Lancaster, Los Angeles County)**

Median Income	1980	1990	1999
City of Lancaster	\$ 20,189	\$ 38,447	\$49,230
Los Angeles County	\$ 17,563	\$34,965	\$44,302
Percent Difference	15.0	11.8	11.1

Source: 1980, 1990 Census, Claritas, Inc., 1999.

Information regarding the geographic location of households within certain income ranges in Lancaster can be examined using census tract level data. At the time of the 1990 Census, the census tracts that contained the largest percentage of households in the lower to moderate income range were Tracts 9005, 9006.01, 9006.02, 9007.01, 9007.02, 9008.01 and 9008.02 (see Table HE-D-13 and Figure HE-D-1). All seven of these adjacent tracts contain older neighborhoods. In particular, Tract 9008.02 and 9006.03 include the original City core area, which contains concentrations of some of the oldest housing in the City.

This correlates well with information contained in the Lancaster Consolidated Plan which used block level data available from the HUD "Low- and Moderate- Income Population Report for 1994" to determine low income concentrations within the City. The analysis used block groups with populations greater than 500 persons in which 51 percent or greater of the total population was considered to be of low to moderate income. This analysis indicated that these groups were concentrated in blocks within the same census tracts as identified in Table HE-D-13.

Concentrations of low-income persons may indicate neighborhoods where housing assistance programs should be directed. They may also provide correlative information as to areas of substandard housing in need of rehabilitation.

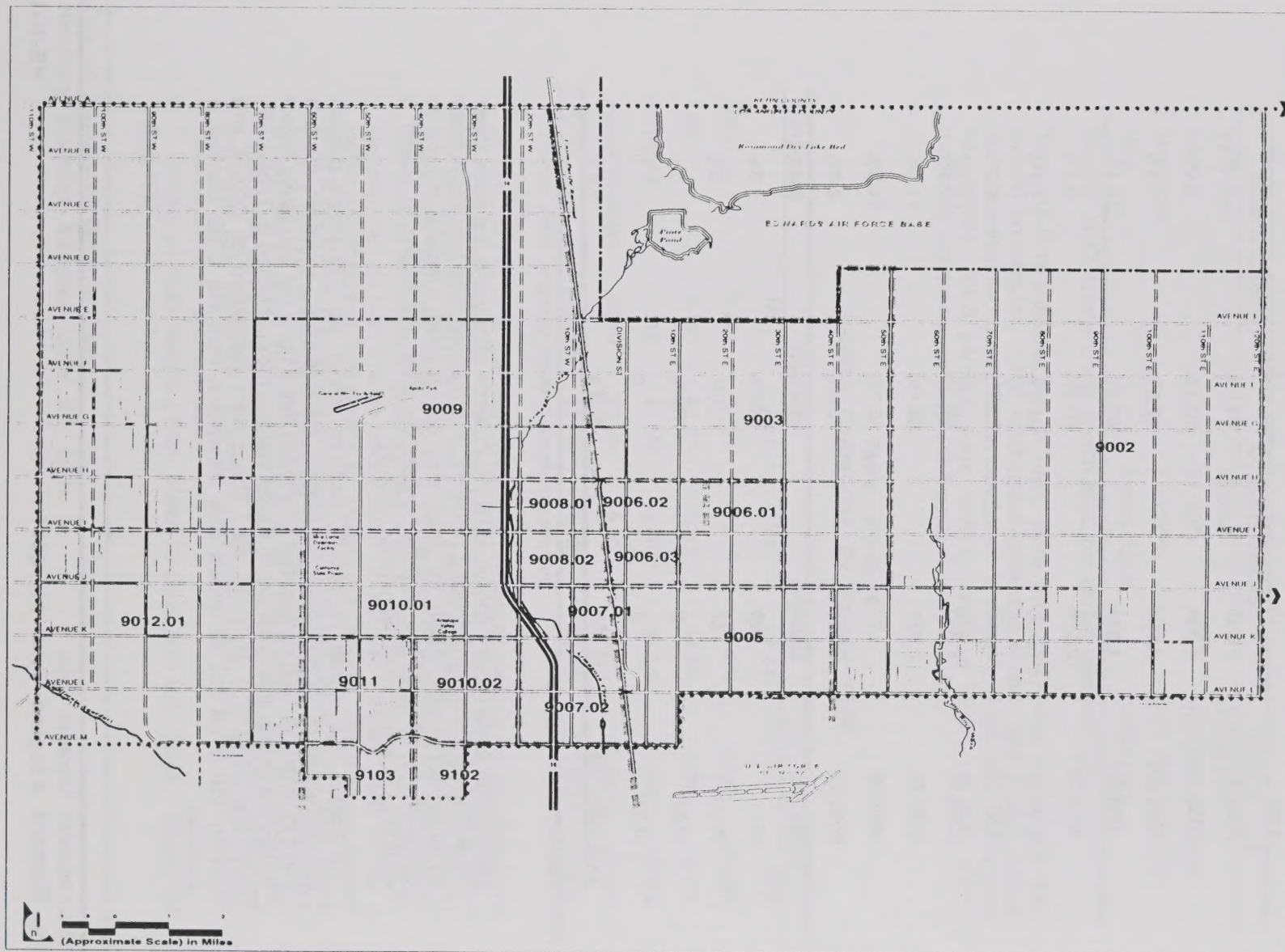
The tracts containing the highest concentration of households in the high income range were 9010.01 and 9010.02. These tracts encompass a large area of western Lancaster near Quartz Hill, where many of the most expensive residential properties are located.

Table HE-D-14 contains census tract level data on persons who were above or below poverty level in 1990. When the information in this table is compared to that contained in Table HE-D-13 for the tracts identified above as having high percentages of households in the low income range, some correlation is apparent. For example, three of the tracts noted above (9006.02, 9008.01, and 9008.02) contained percentages below poverty income that were greater than ten percent of the total households within the census tract.

Table HE-D-13
Household Income by Census Tract
1990

Tract No.	VERY LOW		LOW		MODERATE		HIGH		TRACT TOTAL	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
9002	0	0	0	0	0	0	0	0	0	100
9003	181	39.2	90	19.5	99	21.4	92	20.0	462	100
9005	921	17.2	829	15.5	1546	29.0	2,058	38.4	5,354	100
9006.01	636	22.9	380	13.7	711	25.6	1,049	37.8	2,776	100
9006.02	726	33.2	342	15.6	608	27.8	510	23.3	2,186	100
9006.03	502	15.8	338	10.7	656	20.7	1,668	52.1	3,164	100
9007.01	371	21.3	339	19.4	412	23.6	622	35.7	1,744	100
9007.02	884	19.4	780	17.1	1397	30.1	1,503	32.9	4,564	100
9008.01	594	20.3	324	11.1	574	19.6	1,428	48.9	2,920	100
9008.02	962	25.5	417	11.1	625	16.6	1,769	46.9	3,773	100
9009	19	23.2	0	0	45	54.9	18	22.0	82	100
9010.01	355	10.2	230	6.6	489	14.0	2,427	69.7	3,501	100
9010.02	490	13.5	327	9.0	766	21	2052	56.5	3635	100
9011	0	0	0	0	10	12.3	71	87.7	81	100
9012.01	26	16.7	11	7.0	55	35.3	64	41.0	156	100
9102	0	0	0	0	0	0	9	100.0	9	100
9103	0	0	0	0	0	0	0	0	0	100

Source: 1990 Census



LEGEND

- City of Lancaster Boundary
- Sphere of Influence Boundary

Source: Lancaster General Plan
Master Environmental Assessment

FIGURE HE-D-1
Census Tract Boundaries

**Table HE-D-14
Poverty Status
By Census Tract (1990)**

Census Tract	Households 1990	Percent Households above Poverty	Percent Households below Poverty
9002	0	0	0
9003.00	445	91.0%	9.0%
9005.00	6,604	93.1%	6.9%
9006.01	2,554	92.5%	7.5%
9006.02	1,933	82.9%	17.1%
9006.03	2,516	90.9%	9.1%
9007.01	1,760	94.5%	5.5%
9007.02	4,645	93.8%	6.2%
9008.01	2,393	86.1%	13.9%
9008.02	2,941	88.4%	11.6%
9009.00	77	85.7%	14.3%
9010.01	2,747	93.2%	6.8%
9010.02	3,628	92.6%	7.4%
9011	69	100%	0%
9012.01	137	100%	0%
9102	9	100%	0%
9103	0	0	0
Lancaster Total	32,458	90.2%	9.8%

Source: 1990 Census

Low income areas require special attention in terms of housing because lower income groups face many housing problems. For instance, they may live in older buildings that require repairs for which they do not have adequate income to complete. In addition, low income households often are forced to spend a greater proportion of their income on housing.

The above data appear to identify locations within the City which contain concentrations of certain household income characteristics. However, the fact that it is based on 1990 census data may mean that it does not accurately reflect current conditions. It is important to realize that the data contained in Tables HE-D-13 and HE-D-14 is ten years old. The current distribution of income and poverty status will not be known until information from the 2000 Census is available.

Income Spent for Housing According to the Department of Housing and Urban Development, the median income in Los Angeles County in 2000 for a family of four is \$52,100. According to Table HE-D-15, a family of four earning between 81-120 percent of the median income earns between \$41,700 and \$62,500 per year. A low-income family earning between 51-80 percent of the median income earns between \$26,050 and \$41,700 per year and a very low-income family earns \$26,050 or less per year.

Table HE-D-15¹
(SCAG) Household Income Ranges for Lancaster, 2000

Income Category	% Median Income	Income Limit
Very Low	<50%	0-\$26,050
Low	51-80%	\$26,050-\$41,700
Moderate	81-120%	\$41,700-\$62,500
High	Above 120%	>\$62,500

Source: HUD Income Limits, March 2000, based on a family of four

Table HE-D-16 indicates that, in 1998, there were 8,447 very low-, 6,968 low-income households, 3,705 moderate-income households, and 19,671 above moderate-income households in Lancaster. A majority of the very low-income households, (61.8 percent) were renters. While a majority of the above moderate-income households, (76.5 percent) were owners.

Table HE-D-16
Income Categories By Tenure 1999

Category	Renter		Owner		Total	
	No.	Pct.	No.	Pct.	No.	Pct
Very Low	5,221	61.8%	3,226	38.2%	8,447	21.5%
Low	3,166	45.4%	3,802	54.6%	6,968	18.0%
Moderate	1,317	35.5%	2,388	64.5%	3,705	10.0%
Above Moderate	4,619	23.5%	15,051	76.5%	19,671	50.5%
TOTAL	14,323	36.9%	24,468	63.1%	38,791	100%

Source: 1999 Regional Housing Needs Assessment

An important factor in determining existing household need is the affordability of housing. One measure of this is the percentage of a household's gross income that is needed to meet monthly rental or mortgage payments. There is an inverse relationship between income and the percentage of income spent for housing. Low income households generally pay a higher percentage of their income for housing than do high income households. In addition, renters tend to pay a higher percentage of their income for housing than owners. According to current federal standards, households should pay no more than 30 percent of their gross income for rent or mortgage including utilities. Households paying greater than 30 percent of gross income for housing are considered cost burdened and households paying 50 percent or more of the gross income are considered extremely cost burdened. Therefore, the households that pay more than 30

¹ Based on HUD Income Limits, March 1, 2000 with L.A. County Median of \$52,100.

percent of their income toward a house payment are identified as those that have an existing need for affordable shelter. Table HE-D-17 indicates that of those lower income groups in Lancaster who were overpaying for housing in 1998, the most affected were the very low-income households. Seventy-two percent of very low-income households overpaid for housing compared to 49 percent of low-income households. The problem was more significant with respect to renter households. Seventy-nine percent of very low-income renter households overpaid for housing compared to 50 percent of low-income households.

**Table HE-D-17
Housing Overpayment By Very Low-
and Low-Income Households
City of Lancaster
(1998)**

HOUSEHOLD TYPE	TOTAL NUMBER	NUMBER OVERPAYING	PERCENT OVERPAYING
Renter Households			
very low-income	5,221	4,114	79%
low-income	3,166	1,583	50%
Total	8,387	5,697	68%
Owner Households			
very low-income	3,226	1,986	62%
low-income	3,802	1,814	48%
Total	7,028	3,798	54%
Total Households			
very low-income	8,447	6,100	72%
low-income	6,968	3,395	49%
Total	15,415	9,495	62%

Source: 1999 Regional Housing Needs Assessment (RHNA) from HUD
Estimates

Affordability problems in the housing market reflect the rising disparity between housing costs and incomes. This is particularly true in California, where, between 1990 and 2000, there has been a 23 percent increase in the median price of housing. Rising demand, general inflation, tax policies, shortage of developable residential land, and escalating land costs all contribute to a tight housing market. According to the Association of Realtors, the median home price in L.A. County as of October 1998 was \$190,300. Only 41 percent of the households in the County are able to afford this median priced single family home. The disparity is now so great that a significant percentage of potential buyers are being priced out of the market. Priced out of the housing market would be homeowners who are seeking affordable housing in areas like Lancaster where the median home price is more than 40% below the Los Angeles area. A recent study by Alfred Gobar and Associates indicates that in 2000 fully 66% of the respondent rented households in Lancaster could afford the median monthly rent while 63% of the respondent Lancaster households could afford the median monthly mortgage payment. This "affordability index" is substantially higher than for Los Angeles County.

Yet even though the Lancaster residential market is affordable, it is still important for the City to consider types of housing that are affordable to lower income households. As shown in Table HE-D-17, a significant portion of very low and low income households within the City of Lancaster are currently paying more than 30 percent of their income for housing. This indicates that although the local housing market is much less expensive than Los Angeles County in general, there is a percentage of the local population for whom housing is still not affordable.

9. Condition of Existing Housing

The condition of existing housing has an impact on the overall perceived quality of particular neighborhoods or housing tracts, and can significantly affect resale of existing housing units. The most common measures of these conditions are the amounts of units considered substandard, or overcrowded.

Age of Housing. The age of housing is an important factor in determining both the present and expected future housing stock conditions. The good condition of most housing in Lancaster is primarily due to the fact that the City has a relatively young housing stock. Approximately 57 percent of the total housing units are less than 20 years old while forty-two percent of the total housing stock was constructed between 1980 and 1990 alone. Conversely, only 20 percent of the total housing stock is more than 40 years old (see Table HE-D-18). The percentages contrast sharply with other portions of L. A. County where 50 percent of the housing stock is more than 40 years old.

**Table HE-D-18
Age of Housing Units**

	Units	Percent	Unincorporated L.A. Co.
Built Before 1940	441	1.0%	9.9%
Built Between 1940 and 1959	8,105	19.1%	39.7%
Built Between 1960 and 1979 (20 to 40 Years Old)	9,624	22.6%	34.1%
Built Between 1980 and 1989 (Less Than 20 Years Old)	18,037	42.4%	16.3%
Built Between 1990 and 1999 (Less Than 10 Years Old)	6,308	14.9%	N/A
TOTAL	42,515	100%	1.0%

Source: 1990 Census and DOF Estimates.

In general, the City's oldest housing is concentrated close to the downtown core and the newer housing is located on the periphery of the City. For instance, houses built over forty and fifty years ago tend to be confined within the two square miles of land bounded by Avenue I, Challenger Way, 10th Street West, and Avenue J. Although the greater portion of the City's housing stock is less than 20 years old and is in good condition, by the year 2010, over 18,000 dwelling units will be more than 30 years old. Therefore, it is likely that rehabilitation and home improvement programs will become increasingly important as the bulk of the housing stock continues to age.

The need for such programs is anticipated to be most acute in relation to older housing inhabited by the elderly and by renters. This is because the elderly are generally associated with lower income levels and would be less likely to afford the cost of maintenance and repairs, while landlords of older rental housing are often unwilling to provide adequate maintenance to buildings which are already in a state of poor repair. In fact, the available data indicates that there is a correlation between the percentage of very low-, low- and moderate-income households who experience housing problems (households whose housing exhibit structural defects, are overcrowded, and/or who experience costs burdens greater than 30%) and the age of the housing units occupied by these income groups. According to the 1990 census, 70 percent of the houses in Lancaster that were built before 1940 were occupied by extremely low-, low- and moderate income households while 44 percent of those constructed between 1940 and 1959 housed these income groups.

Substandard Housing The SCAG Regional Housing Needs Assessment (RHNA, 1998) defines substandard housing as structures that lack adequate kitchen, toilet, heat, or plumbing facilities. The City of Lancaster uses Section 1001 of the 1997 Uniform Housing Code to define substandard buildings. An estimate of the number of substandard housing units is an important factor in defining the current housing supply. Some portion of the current supply is in need of rehabilitation or replacement, due to inadequate utilities (electrical, plumbing, heating and cooling, etc.), insufficient insulation, insufficient kitchen or bathroom facilities, or the lack of maintenance (leaking roof, broken windows, etc.).

There is no current data on the total number of substandard homes in Lancaster nor will comprehensive data be available until after the 2000 census. However, since most of Lancaster's housing is of relatively recent origin (see discussion under "Age of Housing" above), it is anticipated that only a small percentage of the total housing stock is currently substandard.

In an attempt to better understand the extent of substandard housing in Lancaster, staff inventoried all code enforcement cases of occupied residential properties that were determined to fall within the City's definition of a substandard unit. In all cases, the structures lacked adequate sanitation or exhibited other structural problems that would require rehabilitation or eventual demolition. Of the 276 units surveyed, 67 percent were multiple family and 33 percent were single family (see Table HE-D-19). Fully 39 percent of the units were built before 1960, while 52 percent of the cases involved units that were constructed between 1960 and 1979. Only eight percent of the cases involved units constructed after 1980, the period in which over 50 percent of the City's housing stock was constructed (see Table HE-D-18).

More specifically, 91 percent of the substandard multiple family units in this survey were built before 1980 while 93 percent of the substandard single family housing was constructed before this time. The greatest number of substandard multiple family units (68 percent) were concentrated in the 1960 - 1979 period, while the greatest number of substandard single family units (52 percent) fell within the 1940 - 1959 period. This period (1940 - 1979) represents the bracket in which 80 percent of the total substandard units fell yet it constitutes a period during which only 42 percent of the City's housing stock was constructed (See Table HE-E-18). Moreover, although the multiple family units represented fully 67 percent of the total substandard units surveyed, multiple family housing currently represents less than 25 percent of the total Lancaster housing stock.

From this survey, it would appear that the majority of the City's substandard housing is confined to the portion of the housing stock that was constructed between 1940 and 1980 and consists primarily of multiple family units. Since only 42 percent of the current stock falls within this time period and since multiple family represents less than 25 percent of the City's housing stock, the survey would appear to support the contention that only a small percentage of the City's housing stock is currently substandard.

Table HE-D-19
Sample of Substandard Housing
Lancaster

Period Constructed	Multi- family		Single Family		Total	
	Units	Percent	Units	Percent	Units	Percent
<1940	12	7%	19	21%	31	11%
1940-1959	30	16%	48	52%	78	28%
1960-1979	126	68%	18	20%	144	52%
1980-2000	16	9%	7	7%	23	8%
Total	184	100%	92	100%	276	100%
% Total	67%		33%			

Source: Lancaster Department of Community Development, 2000

The City and the Lancaster Redevelopment Agency has for many years maintained a rehabilitation program that provides loans for the rehabilitation of residential properties. In addition, the City funds an emergency repair program and a mobile home rehabilitation program both targeted to assist very low- and low income households.

There is a portion of the substandard housing stock that is not physically suitable for rehabilitation. Substandard housing that is dilapidated beyond repair is usually demolished. The City's ongoing program of rehabilitation combined with the number of units demolished is believed to have substantially reduced the number of substandard units within the City.

Overcrowded Units One way for households to cut housing and utility costs is by increasing the number of adults within a household who are willing to provide financial support. In many cities, this has resulted in extreme overcrowding and a subsequent deterioration of the quality of life within a community. The standard used to determine overcrowding is 1.00 persons per room. Housing with an occupancy of 1.01 persons or greater per room is defined as overcrowded.

Data on overcrowding from the 1990 Census, identified seven percent of all occupied units in Lancaster as overcrowded. The most recent estimates on overcrowding (SCAG, RHNA/HUD, 1998), indicate that six percent of all occupied

units in Lancaster are overcrowded. It appears that during the last decade overcrowding as a percentage of occupied housing units within the City has changed little (see Table HE-D-20). This is well below the percentage of overcrowded units for Los Angeles County which was 19.2 percent in 1990 and indicates that, by comparison, overcrowding in Lancaster is much less of a problem than in many other areas of the County.

**Table HE-D-20
Overcrowding by Tenure**

	1990	1998	% Increase/ Decrease
Occupied Units	32,901	38,791	18%
Renter-occupied	12,193	14,323	18%
Owner-occupied	20,708	24,468	18%
Persons/Household	2.81	3.06	9%
Overcrowding			
Renter-occupied	1358	1330	-2%
% of rented occupied units	11%	9%	
Owner-occupied	819	827	1%
% of owner occupied units	4%	3%	-5%
% of Total Occupied	7%	6%	-1%

Source: 1990 Census, RHNA 1999.

A closer examination of the data indicates that few owner households were overcrowded. In 1998, only three percent of owner-occupied households suffered from overcrowding. Renter households experienced higher levels of overcrowding with nine percent of all renter-occupied households overcrowded, however this was a decrease from 1990 when 11 percent of renter-occupied households were overcrowded. Overcrowding among low-income households was also greater for renters than for owner-occupied housing. As a group, renter households making less than 80 percent of the medium income comprised 953 households or 44 percent of all overcrowded units, while owners making less than 80 percent of the medium income represent only 373 households or 17 percent of all overcrowded households (see Table HE-D-21).

**Table HE-D-21
Overcrowding by Income Category, Lancaster 1998**

	<30%	30-50%	50-80%	80-95%	>95%	Total
Renters	261	287	405	158	219	1,330
Owners	55	94	224	114	341	828
Total *	315	382	629	272	559	2,157

Source: RHNA, 1999 * Totals are as presented in the Existing Need Table of the 1/99 SCAG RHNA.

10. Special Needs Households & Populations.

A household is defined as a group of people, related or unrelated, living together in residence. In addition to the more typical two-parent households that may or may not have children, there are a variety of household types with unique needs that should be given special consideration, since they often find it difficult to obtain housing. These groups consist of the elderly, female-head-of-households, disabled individuals, large families, minority households, military households, individuals with HIV/Aids, farmworker households, and the homeless.

Elderly-Headed Households Only 7.6 percent of the Lancaster households had a member 65 years or older in 1990. As shown in Table HE-D-22, this figure is slightly lower than County figures, where 9.2 percent of the households included a person 65 or older. At the time of the 1990 Census, approximately 26 percent of the elderly within Lancaster were located in Census Tract 9008.02, while the remaining elderly population was distributed fairly evenly throughout the City.

The Southern California Association of Governments has indicated that the population of senior citizens aged 65 and older is expected to double by the year 2010. This increase reflects the aging of the "baby boomers" across the nation, and extended life expectancy due to the advances in medicine.

Housing for the elderly is not only a physical, but a social planning issue. The elderly are largely dependent upon fixed incomes (pensions, social security, etc.), which are sensitive to increased housing costs. Elderly renters often must pay in excess of 30 percent of their income for housing. Elderly homeowners may have difficulty paying for their homes, even if they have small or no mortgage payments, as they may not be able to afford necessary repairs, taxes, or upkeep on their property.

The City's Consolidated Plan and Strategy for Housing and Urban Development indicates that in 1990, fully 68% of very low-income elderly owner households experienced housing problems and housing costs burdens while 64 percent of very-low renter elderly households experienced these same problems. The Consolidated Plan and Strategy estimates that by 2005, there will be 1,941 elderly households that fall within the HUD extremely low-income (0 to 30% of the median family income). Therefore, not only is housing required for the elderly, but affordable housing with services adapted to their special needs is necessary.

Many elderly experience isolation when living alone. Data from the 1990 Census indicate that, of the 2,506 elderly households in Lancaster, 802 or 32 percent were single-person households. The physical disabilities that affect elderly persons can make living alone not only lonely, but dangerous. The elderly in various degrees of dependent living should have access to consumer and public services in close proximity of their homes. Housing specifically designed for the elderly should be permitted only in areas with adequate services, and with traffic and walkway regulations that support a pedestrian lifestyle and are accessible to the disabled.

Housing sites for the elderly, shopping centers, and medical facilities should be connected by public transportation, as many elderly are unable, or no longer wish, to drive. Access to medical facilities is especially important, since the elderly, as a group, use health care services at a much greater rate than the general population. Antelope Valley Transit is the primary mode of public transportation for elderly Lancaster residents. It provides commuter services, tour buses, regional, and local services.

The dramatic increase in the elderly population that will occur in Lancaster, and in all cities in the nation, indicates that attention should be directed toward this special needs group. The need for skilled nursing facilities, nursing home care and home maintenance programs, in addition to other types of shelter, are some of the services that will be necessary to accommodate the growing elderly population. Housing for seniors consists of several distinct types, each meeting a unique set of shelter needs. These include: independent living, congregate housing, assisted living (see discussion under "Supportive Housing and Services for Persons with Special Needs" in this section), convalescent care, and continuing care as well as other types of senior housing.

Female-Head-of-Households Approximately 10.3 percent of Lancaster households were headed by women in 1990 (see Table HE-D-22). This was 2.2 percent higher than the County's 8.1 percent. According to the Census, there were 2,558 households that were headed by females with dependent children in 1990. This is a reflection of many factors, such as the rising national trend in the divorce rate, the number of women who remain single and have children, and the increasing number of teenage mothers who keep their babies. Female householder families are characterized by young females with low income levels, large families, overcrowding, and lower home ownership rates. The mean income level for a female householder with children in Lancaster in 1990 was \$18,896 compared to a married couple with children where the mean household income was \$51,052. Significant portions of their incomes are spent on housing consequently, female householder families need housing assistance, affordable housing, social services (such as child care facilities), housing located close to employment, areas for children to play, and public transportation.

Disabled Person Households Physical Disabilities: Some of the disabilities that define a disabled member are loss or impairment of limbs, disabling disease or condition (such as high blood pressure), wheelchair use, or impairment of speech, hearing or sight, and the developmentally disabled. According to the 1990 Census there were 8,219 non-institutionalized persons in Lancaster who were reported to have mobility limitations, self-care limitations or both. Of this amount, 2,777 persons or 34 percent were 65 years or older. Table HE-D-22 estimates that the disabled persons as a group represented 8.4 percent of the City's total population at that time compared to 10.3 percent for L.A. County.

The housing needs of the disabled are generally related to affordability and access. Since lack of accessibility is the most common problem encountered by physically disabled persons in regard to housing, California Title 24, Disabled Access Code, regulates the accessibility and adaptability of all new multi-residential, commercial and industrial buildings to the disabled. Whether or not a disabled person chooses to live independently, physical access is a major consideration in housing choice. Depending on the disability, disabled individuals may require units with special counter heights, railings, ramps, maneuvering area, etc. Many of the requirements of the disabled may also apply to some portion of the elderly population who suffer from lack of mobility. The incomes of these persons may be limited, assuming they are able to live independently of group care facilities or extended families.

Table HE-D-22
Summary of Special Needs Population
Lancaster/L.A. County 1990

	Special Needs Groups	Lancaster	% of Population	Total L.A. County	% of Population
Persons	Elderly Persons (age 65+)	7,698	7.9%	860,587	9.7%
	*Disabled Persons ¹ (age 16+)	8,219	8.4%	916,040	10.3%
	Farm Workers	321	.03%	6,900	0.1%
	People Living with HIV/Aids	67 ³	N/A	40,000	0.5%
	Estimated Homeless	45	N/A	84,300	1.0%
Households	Female Households ²	3,374	10.3%	243,282	8.1%
	Large Families	4,470	13.6%	506,929	17.0%
	Households (age 65+)	2,506	7.6%	280,575	9.2%
	Farm Worker Households	54	.02%	-	-

Source: 1990 Census, L.A. County Department of Urban Research, Claritas Corp.

Correspondence with organizations like the State of California Department of Rehabilitation and the Visiting Nurses Association indicate that there are no available estimates of the current number of physically disabled households in Lancaster. This information may be more readily available upon completion of the 2000 Census. However, in January 1995, staff conducted a telephone survey in order to ascertain the number of rental units available to service the physically disabled in Lancaster. Staff surveyed all multiple-family projects consisting of more than ten units. Of the 6,128 units surveyed, 475 were reported to be accessible to persons with physical disabilities. In addition, the supportive housing survey conducted by staff in January 2000, indicates that 22 physically-disabled persons were receiving care through various service providers in Lancaster at the time of the survey.

¹ Non-institutionalized persons with mobility limitations, self help limitations or both.

² With and without children.

³ HIV Epidemiology Program of L. A. County (1994)

Developmentally Disabled: The developmentally disabled include those persons who exhibit mental retardation, cerebral palsy, epilepsy, autism or handicapping conditions similar to mental retardation or conditions that require treatment similar to that needed by persons with mental retardation. According to the North Los Angeles County Regional Center Inc. (NLACRC), there are estimated to be about 994 persons in Lancaster proper with some type of developmental disability or approximately one percent of the City's 1999 population of 130,079. The NLACRC is a private, non-profit corporation which provides diagnostic evaluations, client program management life-long planning and other services for persons with developmental disabilities and their families. The organization is funded through a contract from the California Department of Development Services. They currently serve approximately 2,000 people throughout the Antelope Valley.

Large Family Households Large related households by HUD definition are households of 5 or more persons which includes at least one person related to the householder by blood, marriage or adoption. Large family households are characterized as a special needs group because they require a greater number of rooms per dwelling unit to avoid overcrowding. In 1990 2,889 households or 14 percent of all owner-occupied housing contained five or more persons, while 1,581 or 13 percent of all renter-occupied housing in Lancaster contained five or more persons.

Minority Households According to the 1990 Census, Lancaster households were comprised of 81.2 percent White, 9.8 percent Hispanic, 5.3 percent Black, 2.7 percent Asian and Pacific Islander, and 1 percent of other ethnic groups. Twenty-two percent of these households fell into the very low- and low-income categories, 15.5 percent fell into the moderate-income category and 8.8 percent into the middle-income category. Thirty-one percent of total Black households (or 537 out of 1,763) fell within the very low- and low-income categories as did 28.3 percent (or 915 out of 3,237) of the total Hispanic households. Minority families also have higher percentages of large households, and, therefore, often experience overcrowding.

Although the current ethnic composition of households within Lancaster will not be available until release of data for the 2000 Census, recent estimates show that Lancaster's population is continuing to diversify (see also discussion of Ethnic Diversity in Section C). It is estimated that currently 62 percent of the households in Lancaster are White, 25 percent are Hispanic, 8 percent are Black, 4 percent are Asian, Pacific Islander and 1 percent fall into other ethnic groups. If these estimates are accurate, they represent a significant shift in the household composition of Lancaster since the time of the 1990 Census.

Military Households Military households are a special needs group because of a lack of adequate military housing at government installations and the limited housing allowance that military personnel receive. Information from the Edward's Air Force Base housing office indicates that currently there are a total of 1,715 housing units, and 188 mobile home pads on the base. Available housing is completely occupied. As of October 2000, 1,044 military personnel were living off-base in neighboring communities. Table HE-D-23 indicates that of the total military personnel living off-base, 70 percent were renters and 30 percent were owners of the off-base units in which they reside. The percentage of renters far out weighed owners in relation to single and married officers and single enlisted personnel. Only in the case of married enlisted personnel was the percentage approximately split at 54 percent renters and 46 percent owners. Military member's Basic Allowance for Housing (BAH) varies according to rank and whether or not the military household has dependents. According to the

Edward's AFB Housing Office, for service personnel with dependents, the amount ranges from \$513 per month for personnel with a rank of E-1 to \$1010 per month for personnel with a rank of O-7. For personnel without dependents, this range is from \$465 to \$881 per month respectively.

Table HE-D-23
2000 Renters Versus Buyers Military Personnel

	Total	Renters	Percentage	Buyers	Percentage
Single Officers	151	109	72%	42	29%
Married Officers	78	57	73%	21	27%
Single Enlisted	389	340	87%	49	13%
Married Enlisted	426	229	54%	197	46%
Total Personnel	1,044	735	70%	309	30%

Source: Edwards Air Force Base Housing Office.

Farmworker Households The State of California requires that farm workers be considered when assessing housing needs. This is required because, as a group, farm workers have major housing problems resulting from a combination of low incomes, large household size, high rates of poverty and high rates of overcrowding. Although there have been recent small increases in some outlying areas of Lancaster, agriculture in general has declined during the past several decades and will continue to do so as the City continues to urbanize. According to 1990 Census, less than one percent of Lancaster's population (604 persons) were considered as living within rural areas. Of this amount only 54 households (less than one percent of total households) were considered to be living on farms. Moreover, only 154 households reported as receiving farm-employment income (a mean income of \$3,912) during this time and only 321 persons were reported as working in agriculture. Therefore, this group is not expected to require significant amounts of additional housing in the future. However, it is important for the City to recognize that farmworker households do exist, and to recognize the special problems that these households face in terms of housing.

Homeless Population The need for shelter for homeless persons and families has become a pressing social issue as we enter the 21st Century. The homeless population is comprised of those who are unemployed, elderly, families who have little or no income, runaways, the chronically mentally ill, alcoholics and/or drug addicts, battered women, etc. For many of the homeless population, the central issue remains the same -- they cannot afford housing.

The following findings are based on statistical data provided by the Los Angeles Homeless Services Authority (LAHSA) through research conducted by Shelter Partnership in 1993-94. As a result of this research, it is estimated that there are 74,900 homeless persons in Los Angeles County. On any given day, approximately 1,498 of the County's homeless population resides in the Antelope Valley Service Population Area (SPA 1) which includes the cities of Lancaster and Palmdale and unincorporated areas of Los Angeles County.

Historically during the 1990s, the cities of Lancaster and Palmdale were among the fastest growing large cities in the country. However, following the boom of the early 1990s, the region experienced a serious decline in the housing market due to a severe recession.

The sheer size of the Antelope Valley SPA 1 area (2,500 square miles) exacerbates homeless planning issues for the region. However despite being geographically removed from the Los Angeles core of available services (over an hour's drive to downtown Los Angeles), service providers and government representatives in the Antelope Valley have been consistently active in developing both regional services for the homeless and participating in the LAHSA countywide planning processes, including the LAHSA Advisory Board.

Estimates for the number of homeless are divided into two primary categories: sheltered and unsheltered. Sheltered can be defined as families and persons whose primary nighttime residence is a supervised publicly or privately-operated shelter intended for temporary use by homeless persons. Unsheltered homeless can be defined as families or individuals whose primary nighttime residence is a public or private place not designed for, or ordinarily used, as a regular sleeping accommodation for human beings (e.g. streets, parks, and alleys).

Sheltered aid for the homeless falls into the two basic categories of emergency shelter, usually short duration and transitional housing which may extend over longer periods of time and which may lead to more permanent housing. Another form of aid which provides temporary shelter are vouchers which are issued to homeless persons for lodging, usually in local motels. In an effort to provide emergency/temporary shelter for the homeless, the Lancaster Redevelopment Agency, with cooperation from the Building Industry Association (BIA), local businesses, and donations from the community, constructed the Lancaster Community Shelter. In 1997, the Lancaster Redevelopment Agency contracted with Catholic Charities, a non-profit organization, to operate the 40-bed, two family-unit shelter. On December 2, 1999, the Lancaster Community Shelter celebrated 10 years of helping the homeless in the Antelope Valley. During those ten years, more than 7,000 people have received shelter and nearly 1.2 million meals have been served to those in need. The shelter operates 24 hours a day, seven days a week.

There are also many organizations that provide non-sheltered aid to the homeless in the form of meals, groceries, clothing, and medical attention as well as counseling and job placement. A comprehensive list of the organizations that provide sheltered and non-sheltered aid to the homeless in Lancaster is contained in Table HE-D-24.

The transient nature of the homeless population makes it difficult to obtain reliable counts of the total homeless population in the Antelope Valley. This is particularly true of the unsheltered homeless who tend to move from location to location during the course of a day.

However, in conjunction with the update of the City's Consolidated Plan and Strategy for Housing and Community Development (2000-2005), the City mailed an "Estimate of Homeless Population Survey" (see Appendix B of the Lancaster Consolidated Plan) to area homeless service providers receiving a 55 percent response rate. The survey requested a count of sheltered and unsheltered homeless as well as a breakdown of sub-populations served during a specific point-in-time. Each organization was also requested to specify the type(s) of aid given and the number of persons to which aid was administered during the 24-hour period of January 31, 2000. The survey revealed that during a twenty-four hour period on this date, a total of 322 persons were provided services. The full details of this survey are contained in the Lancaster Consolidated Plan. While this survey provides a point-in-time snapshot of homeless conditions in the Antelope Valley, more comprehensive information on the homeless population will not be known until information from the 2000 Census is available.

Table HE-D-24
Homeless Services in the Antelope Valley

Facility or Organization	Capacity One Night Shelter Capacity	Services Provided to the Homeless	Persons Targeted/Assisted by Services
Lancaster Community Shelter 44611 Yucca Ave. Lancaster, CA 93534	40	Three Shelter Programs: 1) Year Around - 30 days in a structured rehab program for up to 40 persons 2) Cold Weather - Emergency Sheltering up to 50 persons 3) Motel vouchers for family placement of up to 50 individuals for 3 to 5 days Food, bus fares, clothing, counseling case management, job placement assistance, and referral	Temporarily homeless individuals and families who are not qualified for AFDC or General Relief
Valley Oasis Shelter P.O. Box 4226 (Location Confidential)	60	Three Programs 1) Shelter Program for up to 60 persons for duration of 30 to 60 days 2) Crisis intervention, peer counseling for individuals 3) 24-Hour Crisis Hotline	Victims of Domestic Violence, except where persons are drug/alcohol abusers
Salvation Army 45001 North Beech Lancaster, CA 93534	0	Outreach/intake assessment/emergency services. Food, clothing, counseling, hotel vouchers, and medicine	Homeless or "at risk" individuals and families with no other resource
St. Vincent de Paul 1600 E. Ave. R-4 Palmdale, CA 93550	0	Emergency services: food, clothing, furniture. Referrals to emergency shelters	Homeless or "at risk" individuals and families
Walden Family Service 43770 15th St. W., Suite 200 Lancaster, CA 93534	N/A	Placement of homeless youths (0-17 years) in family and foster homes	Homeless and troubled youths
Grace Resources, Inc. 44932 N. Yucca Ave. Lancaster, CA 93535	0	Outreach/intake/assessment & emergency services - meals, groceries, clothing, hygiene items, counseling, basic health care, & referrals	Homeless, "at risk" individuals and families, working poor
BRIDGES, Inc. 2603 W. Ave. K-6 Lancaster, CA 93534	0	Transitional housing, supportive services, and independent living skills	Dual Diagnosis: mentally ill/chemical dependent individuals
Los Angeles County Department of Public Social Services 349B E. Ave. K-6 Lancaster, CA 93535	N/A	Outreach/intake/assessment and supportive services- Financial, medical, food stamp assistance services. Facilitates Medi-Cal and General Relief enrollment. Vouchers for 1 to 3 nights in motels for individuals and Aid to Families with dependent children (AFDC)	Residents of Los Angeles County - Homeless individuals and families

Mental Health Assoc.
43423 Division St.
#105
Lancaster, CA 93535

0

Outreach/intake assessment/ &
supportive services - mental health
care, job training, clothing,
transportation, blankets, basic first
aid, and referrals

Homeless adults with
mental illness.
Facilitates permanent
housing through
Section 9 certificates

Due to the potential danger, the LAHSA recommended that cities leave the task of field counting the unsheltered homeless to the Census Bureau. In March, 2000, the Bureau, in cooperation with LAHSA, conducted a comprehensive count of homeless persons as part of the Census 2000. This count included shelters, soup kitchens, mobile food van sites, and targeted non-shelter outdoor locations. When, available, this updated information will be a valuable tool to the community in understanding the full nature and extent of homelessness in the City of Lancaster and the Antelope Valley.

The number of public and private organizations located in Lancaster which serve the homeless make the City a focal point for the homeless population to receive aid. However, homelessness is not restricted by a jurisdiction's boundaries. The homeless population tends to fluctuate through migration from area to area based on the availability of aid, weather conditions, and other factors. As a result, homelessness in the Antelope Valley is viewed as a regional concern which requires the cooperation of many organizations both public and private throughout the Antelope Valley to address. To support this view, the Antelope Valley Homeless Coalition, with support from the United Way Antelope Valley Chapter, has been approved to receive funding through the Los Angeles Homeless Services Authority to develop the Antelope Valley Access Center on property leased by the Lancaster Redevelopment Agency. This new Access Center, expected to be completed during 2001 will provide a single-point of entry for the homeless and anyone needing housing and supportive services to be assessed and referred to the appropriate provider. Through the "one-stop" referral concept, there will be less duplication of effort on the part of service providers which, hopefully, will result in more available funding for increased programs and services.

Special Needs of Persons Diagnosed With Aids and Related Diseases Information from the County of Los Angeles Department of Health Services HIV Epidemiology Program indicates that as of the end of February 2000, there were an estimated 173 reported cases of persons with AIDS residing in the City of Lancaster.

The number of cases reported by the LADHS appears to be too small for the City to provide facilities or hospices exclusively for the AIDS population; however, there are private and public organizations who serve this population. The Catalyst Foundation for AIDS Awareness and Care was created in 1992 to educate Antelope Valley residents about the existence and dangers of AIDS and to obtain medical support for area patients. In 1994, the Antelope Valley Hope Center was opened at the Los Angeles County's High Desert Hospital in Lancaster to provide medical care for AIDS patients and people infected with HIV. The formation of an additional service group in the Antelope Valley known as the Sunrise HIV and AIDS Coalition provides food, transportation, and other assistance to Antelope Valley residents with AIDS or HIV conditions.

Although lacking an on-site transitional housing facility, the Catalyst Foundation for AIDS Awareness, the Antelope Valley Friendship Center, the Antelope Valley Hope Center (through High Desert Hospital), and the Antelope Valley Hope Foundation facilitate supportive shelter for those individuals living with the HIV

virus. In addition to linking persons with AIDS to transitional housing, the Antelope Valley Hope Foundation is the only other service provider in the Antelope Valley, other than the Los Angeles County Department of Health and Human Services, that provides referral services for persons with AIDS/HIV. Referrals are made to hospices and medically supported clinics which specialize in the medical treatment and care of persons living with AIDS/HIV.

Supportive Housing and Services for Persons with Special Needs

There are a variety of community services and support groups available to special needs groups to provide access to housing and community assistance services. Examples of such services are Los Angeles County Community Senior Citizens Service, Daystar Training Activity Center, Life Steps Foundation, Department of Veterans Affairs, Alcoholics Anonymous, and the Los Angeles Department of Public Social Services, to list a few. The community services offered do not discriminate based on age, ethnicity, or income. In addition, there are many private organizations which offer supportive housing services. A list of organizations that provide supportive housing and services for special needs groups are listed in Table HE-D-25.

The City's fair housing service contractor provides housing assistance to special needs groups ensuring that fair housing services are practiced. Also, the City of Lancaster and the Lancaster Redevelopment Agency offer various housing programs aimed at providing housing and housing rehabilitation for low-income persons and families. In addition to the above services, there are other services available to the special needs population (elderly, female head-of-household, disabled, large families) to assist them with housing needs such as the City's emergency repair program and first-time home buyer program.

The City also recognizes the need for affordable housing for special needs groups such as the elderly, persons with disabilities, and persons with alcohol and/or drug addictions. The City has committed over \$15 million in the form of land and infrastructure improvements to assist in the development of a \$32 million State Veterans Home in Lancaster. When constructed, this 400-bed residential facility will include 220 independent-living units, 120 assisted-living units and 60 skilled-nursing beds. There are more than 800,000 veterans living in Southern California, with an estimated 12,000 living in the Antelope Valley.

Additional new facilities have been completed within the last year aimed at providing the City's growing senior population with housing and special care services. Sierra Retirement Village, opened in March 1999, was transformed from a vacant hotel site into a 96-unit senior housing complex for very low-income seniors. Through the use of grant funds awarded by the state Home Investment Partnership (HOME) Program, the City was able to provide the developer with funding assistance of \$275,000 in order to rehabilitate the vacant building into a facility that provides its residents with not only housing but also on-site medical and dining services as well as daily social activities.

Merrill Gardens, a 95-unit senior housing complex was 25 percent rented prior to opening in late 1999. Consisting of 45 studio apartments, 45 one-bedroom apartments, and 5 two-bedroom apartments, Merrill Gardens provides on-site dining, library, beauty/barber shops, and computer center as well as planned activities and entertainment. While primarily an independent living facility for seniors, it does offer partially assisted living for those seniors who require some non-skilled medical care.

Prestige Assisted Living held its grand opening in November 1999. Licensed by the Department of Social Services, Prestige Assisted Living is a 60-unit community consisting of 20 studio, 22 one-bedroom, and 2 two-bedroom apartments for assisted living residents and 16 studio apartments for residents with Alzheimer's and dementia requiring special care. Services include 24-hour personal care, dining facilities, transportation, maintenance, housekeeping, and planned activities and social events.

Aurora Village Apartments (currently under construction), a 132-unit senior apartment complex, is available for seniors wishing independent living within the City. It is located close to transportation, shopping, and medical facilities.

City staff previously conducted a survey to identify the private supportive housing facilities in Lancaster which are available to serve the various supportive housing sub-populations. In all, 39 facilities were included in the survey which represents the majority of the facilities offering full-time care in Lancaster. The facilities included small family homes, group homes, adult residential care and residential-elderly care. Nine of the facilities handle children 17 or less years of age; 16 of the facilities provide care for adults ages 18 - 59; and 14 provide care for the frail-elderly ages 60 years and up. The majority of the facilities provide beds in rooms or common living areas. Total capacity of the combined facilities was 980 beds. This survey, while not exhaustive, indicates that there is a significant number of supportive housing opportunities available to all ages of special needs groups in Lancaster.

**Table HE-D-25
List of Supportive Housing
and Services for Persons with Special Needs**

Agency	Service
Bridges 2603 West Avenue K-6 Lancaster, CA 93536	Severely Mentally Ill Services
Mental Health Services 43423 Division Street, Suite 107 Lancaster, CA 93535	Severely Mentally Ill Services
Los Angeles County Department of Mental Health 349-A East Avenue K-6 Lancaster, CA 93535	Severely Mentally Ill Services
High Road Recovery 44823 Date Avenue Lancaster, CA 93534	Sober Living Center
Tarzana Treatment Center 44447 N. 10th Street West Lancaster, CA 93534	Sober Living Center

Agency	Service
Alcoholics Anonymous 44751 N. Beech Avenue, Suite 2 Lancaster, CA 93534	Sober Living Support Services
Antelope Valley Council on Alcohol and Drug Dependency 44815 North Fig Avenue, Suite 101 Lancaster, CA 93534	Sober Living Support Services
Live Again Recover Homes, Inc. P.O. Box 680 Lake Hughes, CA 93532	Sober Living Home
Warm Springs Rehabilitation Center 38200 North Lake Hughes Road Castaic, CA 92310	Residential Chemical Dependency Program
Mayflower Gardens Retirement Community Housing / Care 6570 West Avenue L-12 Lancaster, CA 93536	Senior Housing/Care
Sierra Retirement Village 433321 North Sierra Highway Lancaster, CA 93534	Senior Housing/ Care
St. Jude Home Health Care, Inc. 838 West Lancaster Blvd. Lancaster, CA 93534	Senior Health Services
Antelope Valley Domestic Violence Council Valley Oasis Shelter P.O. Box 4226 Lancaster, CA 93539	Emergency Shelter for Victims of Domestic Violence
Jeanna Peeler-Yetter Center Grace Resource Center 44932 N. Yucca Avenue, Suite B Lancaster, CA 93534	Emergency Shelter for Victims of Domestic Violence
Antelope Valley Hope Center 44900 N. 60th Street West Lancaster, CA 93536	HIV/AIDS Services
Catalyst Foundation for AIDS Awareness and Care 44758 Elm Avenue Lancaster, CA 93534	HIV/AIDS Services
Walden Environments 43545 17th Street West Lancaster, CA 9353	Youth Emergency Services
Masada Foster Family Agency 311 East Avenue K-4 Lancaster, CA 93535	Youth Emergency Services

Agency	Service
Children's Center of the Antelope Valley 1055 West Avenue M, Suite 110 Lancaster, CA 93534	Youth Emergency Services
Daystar Foundation 43439 Copeland Circle Lancaster, CA 93535	Developmentally Disabled Services
Independent Living Center of Southern California 356-B East Avenue K-4 Lancaster, CA 93535	Disabled Adults Services
Easter Seal Society 1146 Commerce Center Drive Lancaster, CA 93534	Developmentally Disabled Services

E. REGIONAL HOUSING NEEDS ASSESSMENT

State law requires that jurisdictions provide for their fair share of the regional housing need. The State of California Department of Housing and Community Development (HCD) is mandated to determine the state-wide housing need for the current planning period, January 1, 1998 through June 30, 2005. In cooperation with HCD, local governments and councils of government (which is the Southern California Association of Governments (SCAG) with respect to Lancaster) are charged with making a determination of their region's existing and projected housing need as a share of the state-wide housing need.

The Regional Housing Needs Assessment (RHNA) is not a mandate to construct the full number of housing units assigned to the jurisdiction, but rather obligates the jurisdiction to make a "good faith effort" to accommodate the RHNA housing needs, and that the zoning code is permissive with respect to allowing construction of a variety of housing types to meet the special needs of the population. The RHNA establishes two important parameters for future planning: the "Short-term Housing Construction Need" during the planning period which consists of the level of construction necessary to meet the housing needs of the projected population growth for the jurisdiction and takes into account adjustments to meet desired vacancy rates and anticipated housing demolition's; and the "Fair Share Distribution of Housing Needs Among Income Groups" which is the future housing need for the planning period distributed among the four income categories.

SCAG prepared a RHNA in 1999 for cities in its six-county region. The model provides a seven and one half year projection of housing needs and a breakdown of those needs by income category. State law requires SCAG to follow a set of guidelines in preparing its regional housing need determination. Guidelines come from two primary sources: (1) HCD, who sets a housing need planning target for the region, and (2) State law, which provides guidelines on how to allocate the region's housing need among jurisdictions.

SCAG is required to take into account planning considerations when housing needs are allocated among jurisdictions. State law does not specifically define each "planning consideration" but allows SCAG to determine how to address each issue in the regional housing plan. The planning considerations include (1) market demand for housing, (2) type and tenure of housing, (3) employment opportunities, (4) commuting patterns (5) suitable sites and public facilities, (6) loss of assisted multifamily units, (7) special housing needs, and (8) reduction of impaction. Each of these issues is explained in detail in the 1999 SCAG Regional Housing Needs Assessment.

1. Income Definitions

Federal Definitions The federal government incorporates five income level categories:

- Extremely Low-Income: A household earning 30 percent or less of the area median income. In year 2000, a family of four earning \$15,630 or less is considered to fall within the extremely low-income category;

- Low-Income: A household which earns between 31 percent and 50 percent of area median income. The income limit for a low-income family of four in year 2000 is \$26,050;
- Moderate-Income: A household earning between 51 percent and 80 percent of the area median income. The income limit for a moderate-income family of four in 2000 is \$41,700.
- Middle Income: A household earning between 81 percent and 95 percent of the area median income. Middle income for year 2000 falls between \$41,700 and \$49,495.
- Median Income: The point at which 50 percent of all households earn more and 50 percent earn less than the area median income which for Los Angeles County in 2000 is \$52,100 for a family of four.
- Other: Households earning more than 95% of the area median income.

These federal income categories are used by the Department of Housing and Urban Development (HUD) in developing the Consolidated Plan and Strategy for Housing and Community Development which is prepared by local jurisdictions in conjunction with federal programs and requirements.

The federal government also sets "Cost Burden" standards which is the maximum that a household should pay for housing. By current standards, the amount that a household pays for housing should not exceed 30 percent of their gross income for rent or mortgage payments including utility costs. Households that pay more the 30 percent of gross income for housing are considered to have a cost burden, while households paying 50% or more for housing are considered to have an extreme cost burden.

State Definitions The State Department of Housing and Community Development (HCD) uses federally defined income categories to administer their housing programs. The Southern California Association of Governments (SCAG) calculates future housing needs using the four income levels of very low (50 percent or less of the area median income), low (51 percent to 80 percent of the area median income), moderate (81 percent to 120 percent of the area median income) and high (greater than 120 percent of the area median income). However, SCAG incorporates the federal definitions of income in their existing need since the existing need estimates are derived from HUD calculations.

2. Regional Housing Needs Determination

The regional housing needs determination consists of the following components:

Existing Need SCAG is required to calculate the amount of existing housing need for each community. Existing housing need is defined by the estimated number of households with one or more Federally-defined "housing problems". These housing problems include (1) overcrowding, (2) unaffordability, and (3) substandard housing. Overcrowding is defined as more than 1.01 persons per bedroom. Overpayment is defined as housing costs in excess of 30% of gross

household income and substandard housing is defined as lack of adequate kitchen, toilet, heat, or plumbing facilities. The RHNA Existing Need calculations establishes the foundation for the Construction Need projections (see Tables HE-E-1a-1d and HE-E-2).

Table HE-E-1a*
Income Distribution of Lancaster Households, 1998

	<30%	30-50%	50-80%	80-95%	>95%	Total
Renters	3,092	2,129	3,166	1,317	4,619	14,323
Owners	1,498	1,728	3,802	2,388	15,051	24,468
Total HH	4,590	3,857	6,968	3,705	19,670	38,791

Table HE-E-1b*
Households with any Housing Problem, 1998

	<30%	30-50%	50-80%	80-95%	>95%	Total
Renters	2,366	1,823	1,788	310	481	6,769
Owners	1,073	917	1,814	988	2,397	7,190
Total HH	3,440	2,740	3,602	1,298	2,879	13,958

Table HE-E-1c*
Overpayment, 1998

	<30%	30-50%	50-80%	80-95%	>95%	Total
Renters	2,345	1,769	1,583	252	120	6,068
Owners	1,073	913	1,812	988	2,298	7,085
Total HH	3,418	2,682	3,395	1,240	2,418	13,153

Table HE-E-1d*
Overcrowding, 1998

	<30%	30-50%	50-80%	80-95%	>95%	Total
Renters	261	287	405	158	219	1,330
Owners	55	94	224	114	341	827
Total HH	315	382	629	272	559	2,157

Source Tables HE-E-1a-b: DOF 98, U.S Dept. of Housing and Urban Development,
SCAG Regional Housing Needs. Assessment, 1999

* Figures in Tables HE-1-1a through HE-1-1d do not always equal totals but are presented as contained in the SCAG RHNA November 1999.

Table HE-E-2
Regional Housing Allocation Model Worksheet
City of Lancaster

EXISTING NEED								
1	Total Housing Units (1998)	42,065						
2	Total Households (1998)	38,791						
3	Households in Need		Total		Renters		Owners	
	(Lower Income Households	-----	3,418	2,682	2,345	1,769	1,073	913
	Paying over 30% of Income for		Very Low	Low	Very Low	Low	Very Low	Low
	Housing)							
FUTURE (NEW CONSTRUCTION) NEED								
1	7.5-Year Growth in Households	9,402						
2	Vacancy Adjustment (see Table HE-E-3)	-195						
3	Demolition Adjustment	78						
4	Projected 1998 to 2005 Housing Need for all Income Groups (Includes Impaction Avoidance Adjustment).	9,285						
5	2005 Households	48,076						
			2,074	1,599	2,166	3,446		
			Very Low	Low	Moderate	Upper		
			(0% to	(50% to	(80% to	(Over		
			50%)	80%)	120%)	120%)		
			Lower Income Need		Moderate to Upper			
			(3,673) is 39.6% of		Income Need (5,612) is			
			Total Need		60.4% of Total Need			

Source: SCAG Regional Housing Needs Assessment for Southern California, November 1999.

Construction Need State law requires SCAG to address future housing (construction) needs within the region to accommodate forecasted population and employment growth between January 1, 1998 and July 1, 2005. The largest component of the regional housing needs allocation is household growth. The State provides household growth estimates for the region and requires SCAG to distribute growth to each jurisdiction within the SCAG region. The calculation is adjusted to provide an adequate level of vacancy, and replacement of units lost to demolition, conversion, or disaster. Total construction need is then assigned by four State mandated income groups - very low-, low-, moderate and above moderate-income households. Tables HE-E-2 and HE-E-3 show the calculations that were used to derive the City's share of regional housing needs.

3. Impaction Avoidance

California Housing Law requires jurisdictions to continue to house the current total number in each income group plus address those households allocated to it as "future needs". The income levels, for which future need additional units are provided in each jurisdiction, are based on that jurisdiction's current household income distribution and then adjusted for "avoidance of impaction".

State law calls for SCAG to allocate future housing needs for each jurisdiction in a manner as to reduce the concentration of low income households in jurisdictions which already have disproportionately high proportions of low income households. To implement this requirement, SCAG has developed a fair share adjustment that takes into account a community's current share of lower income households. Communities are grouped into three categories and a different adjustment is applied depending on how their share of lower income households differs from the regional average (see Table HE-E-4). SCAG found the City of Lancaster to fall within the average impaction range and so new construction targets were adjusted 25 percent of the way toward the regional average.

**Table HE-E-3
Vacancy Adjustment**

	Line	Total
1	Ideal Vacancies	1,886
2	Estimated Vacancies First Year of Planning Period (1998)	2,502
3	Initial Vacancy Adjustment (Line 1 - Line 2)	-616
4	Additional Vacancies Needed for 1998-2005	421
5	Final Vacancy Adjustment (Line 3 + Line 4)	-195

Source: Regional Housing Needs Assessment, November 1999.

TABLE HE-E-4
SCAG Avoidance of Impaction Adjustment

IMPACTION	DEFINITION	ADJUSTMENT
Low	Share of lower income households is 10% less than the regional average.	New Construction targets move 1/2 of the way toward the regional average.
Average	Share of lower income households is 10% of the regional average.	New Construction targets move 1/4 of the way toward the regional average.
High	Share of lower income households is 10% above the regional average.	New Construction targets move 3/4 of the way toward the regional average.

4. Summary of Housing Needs

The SCAG Regional Housing Needs Assessment (1999) projected a need for an additional 9,285 housing units of all types within the City of Lancaster between 1998 and 2005. Approximately 3,447 units (37 percent) would be needed for above moderate-income households, 2,166 units (23 percent) for moderate-income households, 1,599 units (17 percent) for low-income households, and 2,074 units or 22 percent for very low-income households. The majority of housing need is for above moderate income households and this will continue to be a focus for the City. However, the City will promote a broad range of housing types and prices in new housing development in all residential areas, compatible with the character and integrity of the area. More emphasis will be placed on developing action programs to meet the needs of the low to moderate income households where the market does not provide for these populations. If the SCAG RHNA projections are accurate, there would be 48,076 households within the City by the end of the housing element cycle in 2005. This would represent an annual increase of approximately 1,238 units per year or a annual average growth factor of approximately 3.2 percent.

F. CONSTRAINTS TO THE PRODUCTION OF HOUSING

In planning for the development, maintenance and improvement of housing, constraints to housing development must be identified. Despite the need for housing to meet the needs of a growing population, a number of constraints exist that could limit new housing development. These barriers range from governmental, environmental, infrastructural, to market-related. Many of these constraints cannot be mitigated by local government, particularly those related to the condition of the national state or regional economy, but others can be minimized in order to facilitate the provision of housing.

1. Government Constraints

The State Housing Element Guidelines require that the Housing Element address those public actions which might constrain the maintenance, improvement or development of housing. The major constraints imposed by government are decreasing federal and state commitments to housing, conflicting local responsibilities, development standards, fees, and processing time.

Decreasing Federal and State Commitment to Housing Programs

The emphasis placed by the federal and state governments on housing policies and funding has traditionally shifted with changing administrations and priorities. However, there has been a trend to de-emphasize federal and state housing programs over the past decade. During this time, federal funding for housing programs has been reduced. A concurrent reduction in state funding for housing occurred over the same time. This leaves local governments in California with a mandate to provide programs to facilitate housing for all economic segments of the community with limited access to the funds needed to maintain or provide such programs.

Conflicting Responsibilities of Local Government The mandate that local governments provide for housing for all economic segments of the community is but one of many, often conflicting, responsibilities they face. In addition to dealing with issues of affordable housing and housing rehabilitation, cities must provide municipal services and facilities, protect the natural environment, ensure a high quality of development and urban design, reflect the concerns of City residents, and facilitate increases in local employment and sales tax-generating uses. These responsibilities must be met in an era of increasingly tight budgets. As a result of state laws relating to municipal finance, reductions in federal and state funds for infrastructure and other programs, and changing public attitudes toward growth, local agencies have had to require that development internalize many costs which were once subsidized by various public funds. As a result, the cost of development inevitably increases, and the American dream of owning a home becomes more difficult for those who are not fortunate to already own a home.

Along with the mandate for local governments to provide housing for all economic segments of the community is the democratic principle that government respect the desires of the governed. Over the past several years, there has been an increasing concern on the part of single family residents in Lancaster and

throughout Southern California regarding a proliferation of apartments and multi-family development. In many communities, "low and moderate income housing" is perceived as a problem to be avoided, rather than as a public responsibility, and individuals are electing local government on a platform of "no more apartments". The result is that community acceptance of multi-family development is severely limited or non-existent.

Development Standards and Land Use Controls Development standards include zoning ordinances, subdivision ordinances, and building code requirements. The most far-reaching constraints are those contained in a city's zoning ordinance, which is the most traditional tool used by a local jurisdiction to regulate the use of private land. Zoning regulates the use; density; floor area; setbacks; parking; and placement and mix of residential, commercial, and industrial projects to reflect the community's development goals and objectives. Zoning can reduce the supply of land available for residential development by placing land in open space or buffer zones, or by rezoning residential land for other uses. Zoning also regulates the intensity of residential land use through minimum lot size requirements. The minimum lot size for urban single family residential development in Lancaster is 7,000 square feet, although some older areas with 6,000 square feet minimum lot sizes exist. It is important that the minimum lot size not be too large because this would (a) reduce the potential supply of housing by limiting the number of units that can be built on a parcel of land, and would (b) increase the land cost per unit. High land costs may lead to increased construction cost for the developers. On the other hand, the City of Lancaster needs to be careful not to set minimum lot sizes too small, creating conflicts with rural development and recreating the intense urban area most Lancaster residents left behind to move here.

A summary of the development standards for each zoning classification that allows residential units is given in Table HE-F-1. The information shows that the City's Zoning Ordinance encourages a range of density and dwelling unit types, but is also restrictive of unit types within certain zones. In other instances, the restrictions protect certain types of units from being easily removed, such as mobile homes under the Mobile Home Park zone. It also contains a density bonus provision. This provision allows residential projects an increased density of at least 25 percent over the maximum authorized density of the zone, plus other incentives, when the developer or property owner agrees to set aside a prescribed percentage of units within the project for lower-income households.

Another potential constraint to the production of multiple family housing is the requirement of a conditional use permit for apartment houses or multiple family residential projects of more than 10 dwelling units. This process lengthens processing time, and can result in loss of units if nearby residents complain that the project is too dense. However, the City has relaxed this requirement by amending the Ordinance to require conditional use permits only in instances where multiple family projects that exceed 10 units abut developed property in the rural-residential and single family residential zones, or that are separated from such property only by a local or collector street. Moreover, the Ordinance also allows for the construction of multiple family housing as a separate development in the Commercial zone as well as projects that are combined with commercial development as a mixed use where the apartments are attached to the commercial building (for example, as the second story of a commercial retail center), subject to approval of a conditional use permit.

State law encourages local jurisdictions to create ordinances that would allow a second dwelling on a lot zoned for single family use. In an effort to augment the supply of lower cost housing, the City of Lancaster amended its Zoning Ordinance to allow for second units in the (R) single family and (RR) rural residential zones with the approval of a conditional use permit.

Subdivision regulations which govern the division of a parcel of land into two or more smaller parcels can increase housing construction costs and lengthen processing time. The requirement that site improvements and amenities such as landscaping, underground utilities, and landscape maintenance districts be required in a subdivision can also escalate housing. To help alleviate these potential constraints, the City recently amended its subdivision ordinance to allow final maps to be approved by the Director of Public Works rather than the City Council. This provision saves processing time and cost for both the sub-divider and City staff.

Building codes regulate new construction and substantial rehabilitation. They are designed to ensure that adequate standards are met to protect against fire, collapse, unsanitary conditions, and safety hazards. The City follows the same building code standards as does Los Angeles County. These standards are set by the Uniform Building Code.

Building costs do not appear to be unduly increased through local building codes. However, state regulations with respect to energy conservation, though perhaps cost effective in the long run, may add to initial construction costs.

The requirement that site improvements and amenities such as landscaping, underground utilities, and landscape maintenance districts be required in a subdivision can also escalate housing prices. However, when analyzing development constraints, it is important to distinguish between those constraints that are excessive and unreasonable and those designed for a particular purpose.

The City, while encouraging housing, is also concerned about the living environment that is created. Standards for density, height, setbacks, undergrounding of utilities, and aesthetics are designed to create residential projects and areas that are functional, aesthetic, and contribute to a higher "quality of life." This also helps create residential areas that are desirable and well maintained thereby reducing the possibility that these units will be lost from the housing stock in the future through neglect and lack of maintenance. The conditional use permit process, although it lengthens approval time, is thought to be a reasonable compromise in allowing City residents input on projects that may affect their area and as a method of affording better project design.

**Table HE-F-1
Residential Development Standards, 2000**

Residential Uses						
Zone Classification	Permitted	Conditional	Minimum Lot Area	Density	Minimum Unit Size	Parking Requirements
RR-2.5/RR-1 (Rural Residential)	Detached single family residences, Mobile home on foundation	RPD (Residential Planned Development)	RR-2.5 = 100,000 s.f. RR-1 = 40,000 s.f.	1 - unit/lot	750 s.f.	2 garage parking spaces
SRR (Semi-Rural Residential)	Detached single family residences, Mobile home on foundation	RPD	20,000 s.f.	1 - unit/lot	750 s.f.	2 garage parking spaces
R-15,000-10,000/R-7,000 (General Residential)	Attached and detached single family residences, Mobile home on foundation		R-15000 = 15,000 s.f. R-10,000 = 10,000-s.f. R-7000 = 7,000 s.f.	1 - unit/lot	750 s.f.	2 garage parking spaces
MHP (Mobile Home Park)	Mobile home park		10 acres for park. Individual spaces: 4,000s.f. w/amenities 5,000 s.f. w/o amenities	1 - unit space	none	2 covered spaces per unit + 1/4 guest space per mobile home space, + 1 10x25' space/5 mobile home spaces for RV storage. 1 space/10 mobile home spaces for recreational amenities, if provided.

Table HE-F-1 (Continued)
Residential Development Standards, 2000

Residential Uses						
Zone Classification	Permitted	Conditional	Minimum Lot Area	Density	Minimum Unit Size	Parking Requirements
MDR (Moderate Density Residential)	Existing single family detached residences on an individual lot	Single-family attached or detached residences. Subdivision	5,000 s.f.	MDR 7.1-15 units/acre	750 s.f. (single family)	1 or 2 units per lot: 2 garage spaces per unit.
	Duplex or two (2) family residences on an individual lot	with each unit on an individual lot. Multiple family development of more than ten (10) dwelling units. RPD.			400 s.f. (multiple family)	3+ units per lot: 1 BR-1 1/2 covered spaces/unit; 2 BR-1 1/2 covered + 1/2 uncovered space/unit. All developments of 4+ units must provide 1/4 guest space/unit.
	Apartment house, on multiple family residential project of less than ten dwelling units					
HDR (High Density Residential)	Same as MDR	Same as MDR	5,000 s.f. & 15.1-30	HDR	Same as MDR	Same as MDR
C, CPD, CBD, H (Various Commercial Zones)		Single family residences, Multiple family unit	5,000 s.f.	Same as HDR	Same as HDR	Same as HDR
C, CPD		Transitional Homeless Shelters *				

* Development standards for transitional homeless shelters (i.e., minimum lot area, landscaping, setbacks, etc.) are the same or similar to the standards for commercial uses within the C, and CPD zones.

Fees The fee schedules for the City and other local agencies as of September, 2000 are contained in Tables HE-F-2 and HE-F-3. There are two basic types of fees, those for the processing of development applications (subdivisions, conditional use permits, etc.), and those to pay for the costs associated with new development (dwelling unit, traffic signals, sewer connections, etc.). The City also requires dedication and/or improvements of streets, drainage channels, etc., when new development occurs. Fees for plan check and building permits are determined based upon the valuation of the structure.

The role that fees play in constraining the production of housing is difficult to measure, although they can affect housing prices in certain markets. The theory behind fees is that new development should bear its own costs, and that these costs should be spread as equitably as possible. State law requires that fees must bear a reasonable relationship to the actual costs incurred by the City, so that they do not become excessive.

Processing Time Before development can occur, it is necessary that certain permits, inspections, and approvals be obtained. These procedures, although necessary to insure the development is safe and in compliance with local regulations and building code requirements, can sometimes lead to delays in projects and subsequently increase costs. Moreover, excessive processing time may act as a constraint on the production of affordable housing, because it increases carrying costs to the developer for land, financing, etc. As a result, the City has attempted to reduce processing time to the minimum necessary for adequate review and control of development in accordance with the previously discussed development standards.

Tables HE-F-2 and HE-F-3 outline the typical processing times for various development approvals by the City. As a result of the City's permit streamlining procedure, processing times for most projects not requiring special studies have been reduced by more than 50% from what was formerly required. City processing times for those projects requiring special environmental studies take longer under the requirements of the California Environmental Quality Act. The City requires that all site plan reviews, tentative maps, conditional use permits, variances, and re-zonings be reviewed by the Development Review Committee (DRC). The DRC draws together concerns and comments from Community Development, Building and Engineering, Los Angeles County Fire Department, Sheriff's Department, water and sanitation districts, schools, and other affected agencies. The DRC reviews the proposal and, if changes are necessary, informs the developer/applicant of what changes will be required. The aim of the DRC is to allow unified, single point review of proposals thereby reducing processing time.

Table HE-F-2
City Processing Fees for Residential Developments
September 2000

Procedure/Document	Typical Processing Time	Fees	
APPLICATION PROCESSING FEES:			
Tentative Maps:			
Parcel Map (includes vesting map)	2-3 months Residential	\$1,500	
	Commercial/Industrial	\$2,260	
Tract Map (includes vesting map)	3-4 months 1-40 lots	2,000 + 25/lot	
	40+ lots	3,000 + 15/lot over 40	
Final Map checking:			
Parcel Map	2 months	Five or fewer lots	\$1,527.35
		6-10 lots	\$1,750.58
		11-25 lots	\$2,085.44
Tract Map	3 months	26-50 lots	\$2,526.00
		51-100 lots	\$3,054.68
		101-150 lots	\$4,523.30
		more than 150 lots	\$5,874.42
General Plan Amendment	6 months	\$4,571	
Conditional Use Permit:	3-4 months Parent	\$3,491	
For Hazardous Waste Facilities add initial deposit of		\$25,000	
Environmental Assessment	varies depending on subsequent need for Neg. Dec. or EIR	\$352 (for initial assessment)	
Site Plan Review:	1 month	\$2,291	
Directors Review	2 weeks	\$147	
Zone Change:	6 months	\$4,147	
Lot Line Adjustment	2 weeks	\$231	
Variance: (when a CUP and Variance are submitted concurrently, the Variance only requires a half-fee)	3-4 months	\$3,444	
Plan Check:	2 weeks	dependent upon building evaluation	
INSTALLATION OR UPGRADE OF TRAFFIC SIGNALS FEES:			
Residential Zones/Residential Specific Plans and Multiple Residential Zones		\$472.18/Dwelling unit + \$11.29 per A.D.T.E. ¹	
Commercial Zones		\$0.05/Bldg. gross s.f. + \$11.29 per A.D.T.E.	
Industrial/Manufacturing/Industrial Specific Plans		\$0.06/Bldg. gross s.f. + \$11.29 per A.D.T.E.	
TRAFFIC IMPACT FEE:			
Single Family Residential		\$1,237.64 / DU	
Multi-Family Residential		\$1,101.37 DU	
Commercial		\$1.16 / GSF	
Industrial		\$.42 / GSF	

Table HE-F-2 (Continued)
City Processing Fees For Residential Developments
September 2000

PLANNED LOCAL DRAINAGE FACILITIES FEES:		
Residential Zones		\$2,447.90/Dwelling Unit
Multiple Residential Zones		\$1,224.51/Dwelling Unit
Commercially Zoned Property		\$0.24/s.f./Imperv. Area ²
Industrially Zoned Property		\$0.24/s.f./Imperv. Area ²
Other Zoned Property		\$0.24/s.f./Imperv. Area ²
URBAN STRUCTURE PROGRAM FACILITY FEES:		
Park Development		Residential \$1,275.96 / DU
Administrative Offices		Residential \$63.20 / DU Non-Residential \$0.02 / GSF
Corporate Yard Facilities		Residential \$59.67 / DU Non-Residential \$0.019 / DU
Sheriff's Facilities		No fee currently assessed
Library Facilities		No fee currently assessed
User Category	Processing Time	Connection Fee per Unit of Usage
DWELLING UNIT FEE:		
Dwelling Unit	N/A	\$1,000 per unit
Mobile Home Spaces	N/A	\$750 per unit

Table HE-F-3
Other Agency Processing Fees For Residential Developments

User Category	Processing Time	Connection Fee per Unit of Usage
Single family home	N/A (part of building permit)	\$1,780 per unit of usage. Fees for other than single family units, please contact Los Angeles County Sanitation Dist. #14.
LOS ANGELES COUNTY RESIDENTIAL SEWER CONNECTION FEE:		
User Category	Processing Time	Connection Fee per Unit of Usage
Single family home	N/A	\$1,350

User Category	Processing Time	Connection Fee per Unit of Usage
Apartments Mobile Homes Condominium		(fees for other than single family units, please contact L.A. County Sanitation District No.-14)
INTERIM SCHOOL FACILITIES FINANCING FEE:		
Residential	N/A	\$2.05 per square foot
Commercial and Industrial		\$0.33 per square foot
FIRE PROTECTION:		
Any residential or non-residential up to and including 100,000 sq. ft.	N/A	\$0.1930 / gsf
Above 100,000 sq. ft.		\$0.0643 / gsf

All Utilities for on-site and distribution service(s) to all proposed subdivision, building sites and structures shall be underground. When necessary to remove or relocate existing electric, communication, or similar or associated utility service(s), the owner or developer shall bear the cost of undergrounding such utility service(s).

2. Public Housing

Article 34 of the California Constitution was adopted as an initiative by the voters in 1951, primarily in response to the increasing number of federally-funded, tax-exempt public housing projects. These projects were perceived to have negative social, economic, and aesthetic effects on local communities. Article 34 states that before a "state public body" can "develop, construct, or acquire in any manner" a "low-rent housing project", the local voters must approve the endeavor. All three "factors" must be present for the referendum to be required.

The Article 34 referendum requirement has often proved to be a psychological or actual barrier to the development of many forms of assisted low rent housing, particularly those intended for low income families. Because of the Article's vague language, communities have been reluctant to risk litigation by entering into the development of public housing for low and moderate income families. While there have been many successful referendums, failures have not been uncommon. As such, there is a tendency for local governments to avoid possible controversy with this type of ballot measure.

3. Non-Government Constraints

Various factors not under the control of government also affect the cost, supply, and distribution of housing. These factors include land, construction, financing, and miscellaneous costs, as well as speculation.

Land Costs, Fragmentation and Urban Sprawl Costs associated with the acquisition and improvement of land include the market price of raw land, the costs of holding land throughout the development process, and the necessary improvements to the land prior to construction. Land holding costs are determined by interest rates on acquisition and development loans during development. Interest rates are not under the control of local jurisdictions; therefore, the greatest inroad that can be made on holding costs would be through shorter processing times for development permits.

A major component of housing is the price of raw land. The City cannot control the market price of land, which is pushed upward by speculation, high demand, and dwindling supply. The price of land can also escalate through land fragmentation, which is a problem in some areas of Lancaster, and can result in a significant constraint on housing production. Land fragmentation, which was originally allowed by inadequate regulation of land divisions in the past, often resulted in parcels that are uneconomical or difficult to develop because of size, inadequate access, or scattered ownership.

In Lancaster, the problem is most acute on the east and west side of the City, where fragmented areas adjacent to existing development hamper logical urban expansion. Often, these areas are "skipped over" in favor of land further away from the urban core, leading to "leap-frog" development and urban sprawl. The result is that developers incur greater costs for infrastructure extensions, the City incurs greater costs for providing services and these costs are passed on to the potential buyers in the form of higher housing prices. A study on the affects of urban sprawl conducted by the Sierra Club and Climatic Solutions in 1999, found that capital costs can increase substantially for sprawling low-density development which require longer sewer and utility runs and more lane-miles per housing unit. While lower land costs on the urban fringe may initially offset some of the increased development costs, it is obvious that land fragmentation and urban sprawl result in the inefficient use of land (including the unnecessary consumption of agricultural lands) and, in the long run, higher housing prices and higher costs to the community who must serve these developments.

Relating to this issue, Government Code 65589.5(c) states: "it is the policy of the state that development should be guided away from prime agricultural lands; therefore, in implementing this section, local jurisdictions should encourage, to the maximum extent practicable, infilling existing urban areas". Although agriculture is no longer a major land use within Lancaster, there is still areas of land in active agricultural production. And in most cases, this land is located in areas that are directly threatened by urban encroachment and urban sprawl.

In response to the problem of urban sprawl, the City of Lancaster devised the Urban Structure Program (USP) as a means of managing dispersed development. The USP does not prevent new development from locating outside the urban core. It simply requires the developer to pay the costs necessary to maintain the project in that location. However, since costs increase with distance from the urban core, the USP acts as a growth management program by making it more cost effective for developers to locate their projects closer to existing infrastructure, facilities and services. The two major goals of the Urban Structure Program are (1) to transfer the cost of new development to those who are creating the need for new infrastructure and services rather than to have existing residents bear these costs, and (2) to discourage urban sprawl by making it more cost effective for new development to locate within or adjacent to the urban core where infrastructure and services are in place or could easily be extended to serve the project. With regard to the first objective, the City has been assessing USP development impact fees since program adoption in 1993. These fees represent the fair share cost for the City to provide infrastructure and services to each new development project. These impact fees are detailed in Table HE-F-2. With regard to the second objective, since implementation of the program, no new developments have located in areas removed from the urban core. Therefore, the program appears to be effective in encouraging infill development and in promoting the logical expansion of development on land adjacent to the urban core.

Approximately 60 acres of vacant Moderate Density Residential (MDR) zoned land is located outside the USP Pro-Rata Service Range (which effectively represents the City's urban core). However, all of this land is adjacent to the core and could be developed within the current Housing Element planning period since it is located within the boundaries of the water and sewer districts. Moreover, because it is adjacent to the existing core, the per unit cost differential under the USP would be nominal.

Construction Costs Construction costs and land costs together represent a significant part of the sales price of housing. Table HE-F-4 displays information on total construction costs for single family units and apartments in 1988 and 1999 in the Antelope Valley. These costs include materials and labor only. As shown, the average construction cost in 1988 was \$42 per square foot for single family units, and \$36 per square foot for apartment units. By 1999, these costs had increased to \$59.40 per square foot for single family construction and to \$49.30 per square foot for apartment construction. As expected, apartments cost less per square foot to construct than single family residences, and are generally more affordable for low or moderate income households. Table HE-F-5 shows the current land costs in the City of Lancaster for each major type of land use development. Although costs for higher density land are more expensive, the costs can be spread out over more units, which normally results in a lower land cost per unit. However, the costs may still be high enough to preclude these households from purchasing or renting new housing without assistance. Land costs in general constitute a much smaller component of the overall costs of housing in Lancaster when compared to Los Angeles County.

Financing Costs The cost of permanent mortgage financing for new and existing homes, as well as cost of new residential construction financing, play a significant role in the affordability of housing. General inflation in the economy directly and indirectly causes housing prices to increase, which in turn raises finance costs. As the absolute price of a home increases, it adds to the mortgage amount, which results in increases in the principal, interest, insurance, and taxes a home buyer must pay. The direct correlation between interest rates and monthly mortgage payments (principal and interest) is illustrated on Table HE-F-6. The table compares principal and interest payments on a 30 year, \$95,000 mortgage at various fixed rates, and the yearly income necessary to qualify for a loan. As an example, the monthly mortgage payment on a \$100,000 home is \$697 with an eight percent interest rate, compared with \$834 with a ten percent interest rate or a difference of \$137 a month. The data shows that financing has a strong impact on affordability of housing. Private market and government strategies which can 1) lower the cost of financing; 2) minimize the burden of high cost mortgage financing; and 3) shelter housing from continual refinancing at higher rates will have the effect of making housing more affordable to many people.

The \$100,000 house with a \$95,000 mortgage used in the example above illustrates the affordability of the median priced home in the Lancaster housing market. Current estimates from Claritas, Inc. indicate that over 72 percent of the households in Lancaster have annual household incomes of \$30,000 or greater. This means that assuming an eight percent interest rate, over 70 percent of the households in Lancaster would qualify for the above loan. This contrasts sharply with Los Angeles County where in 1998, the median price for a single family home was \$190,000. Using the same parameters as in the above example, the monthly principal and interest payment on such a loan would be \$1,324 and would require a minimum annual income of \$54,787 to qualify. Only 40 percent of the Los Angeles County households could currently qualify for such a loan. According to Table HE-F-6, even if interest rates were to climb to 13 percent, the monthly payment on the median priced Lancaster home would still be more affordable than the eight percent mortgage for the median priced LA County home noted above.

Table HE-F-4
Average Total Construction Costs for Various Unit Types,
Antelope Valley, 1988 & 1999

	Type of Unit¹	Total Cost / Square Foot
1988	Single Family Detached (1 story)	\$42.00
	Multi-Family - Apts/Condo	\$36.00
1999	Single Family Detached (1 story)	\$59.40
	Multi-Family - Apts/Condos - Apartments	\$49.30

Source: Marshall Valuation Service

¹ Applies to woodframe construction only. Costs include materials and labor.

Table HE-F-5
Costs of Land In City of Lancaster, 2000

Zoning of Land	Costs / Square Foot
R (General Residential)	\$.70 - \$1.00
MDR (Moderate Density Residential)	\$.85 - \$1.30
HDR (High Density Residential)	\$1.30 - \$1.50
Commercial	\$6.00 - \$18.00
Industrial	\$1.75 - \$2.50

Source: Mid-Valley Realty

Table HE-F-6
Comparison of Monthly Principal and Interest Payment
at Various Interest Rates

Interest Rate	Approximate Monthly Principal and Interest Payment¹	Approximate Income Needed²
7%	\$632	\$26,153
8%	\$697	\$28,845
9%	\$764	\$31,630
10%	\$834	\$34,498
11%	\$905	\$37,412
12%	\$977	\$40,435
13%	\$1051	\$43,485

Source: Guaranty Trust.

¹ Based on 30-year fixed FHA \$95,000 mortgage (purchase of median cost \$100,000 home, 5 percent down). Payments include only principal and interest.

² Assumes monthly payment can be no more than 29 percent of monthly gross income.

Speculation Speculation in real estate occurs when real estate investors buy housing or land at "low prices" and then resell it at a much higher value within a short period of time. The problem is particularly acute if property rapidly changes hands from speculator to speculator. The price the eventual long term owner or consumer will pay could be highly inflated. Speculation affects not only the individual property, but the market climate in the area as a whole. Because there are few statistics available on the rate of property turnover and the profit received from transactions, the amount of speculative activity and its impact on the City's rising housing costs is not clearly known at this time.

Housing Discrimination As a characteristic of the housing market, discrimination may often present a barrier to providing an adequate choice of housing for all groups. Discrimination, which may be defined as prejudicial treatment applied categorically and not on the merit of the individual, takes many forms. Most forms of housing discrimination are a violation of state and federal laws, which prohibit discrimination against homeseekers for reasons of race, religion, national origin, ancestry, color, sex, or marital status. Some of the types of discrimination encountered are refusal to rent or sell, inflated rents, higher prices, excessive deposits, unreasonable occupancy standards, limited choice among available units, and poor maintenance and repair. The target populations subject to discrimination are not limited to racial and ethnic minorities, but also include recipients of welfare and public assistance, families with young children, young unmarried persons, and the disabled. Redlining is also a form of discrimination, wherein home improvement and mortgage loans are not made available by a lending institution in lower-income or minority neighborhoods. Redlining involves the use of varying criteria for home financing, based upon geographical differences. Often referred to as "neighborhood disinvestment", redlining practices include outright refusal by a lending institution to approve home purchase and rehabilitation loans, making loan conditions stricter (e.g., higher down payment, higher interest rates, higher closing cost), or appraising property below market value or with more rigid standards than used on comparable property in other neighborhoods. Older, declining neighborhoods with high minority concentrations were often targets of redlining practices in the past. Redlining results in deterioration of neighborhoods, real estate speculation and housing abandonment. Most frequently affected are minorities and low income persons in general.

Despite the fact that redlining is now illegal, this practice is still reported across the country. The Community Reinvestment Act (CRA) was passed by Congress in 1977 to help eliminate redlining. The CRA establishes a Congressional mandate that private, federally-chartered lending institutions must serve the convenience and credit needs of their surrounding communities. While the enforcement and sanction provisions of the CRA are relatively weak, it does provide for public disclosure of a lender's performance in meeting community credit needs through requirements for an annual CRA statement. Although there is no evidence of redlining in Lancaster, we annually review local lenders CRA statements to insure that such practices do not occur.

4. Infrastructure and Services

The availability of infrastructure and public services are key factors in assessing the ability of a community to accommodate housing and, therefore, represent potential constraint to housing production. Adequate infrastructure and public services are necessary to the orderly and planned development of the community. Deficiencies in providing adequate infrastructure and services are primarily the result of rapid growth and development pressures within a community which tax these systems and make it difficult for the agencies to keep pace. The major infrastructure and public service concerns within the City are water, sewer, and schools. Each of these are discussed in detail in Section G of the Housing Element.

In addition to these concerns, it is necessary for the community to address energy use and conservation to ensure efficient use of these resources. Although energy consumption itself is not a direct constraint to the production of housing, efficient use of energy help make the provision of housing more cost effective by reducing operating and maintenance costs. Therefore, energy conservation in planning, land use, building design and construction as well as appliances can help promote the overall affordability of housing. A discussion of energy use and conservation is also addressed in Section G of the Housing Element.

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G: LAND INVENTORY FOR HOUSING (ADEQUATE SITES ANALYSIS)

State law requires the Housing Element to include an inventory of land suitable for residential development. The purpose is to compare the total holding capacity with the locality's projected construction needs during the time frame of this Housing Element (1998-2005). The locality can then determine if additional government actions are needed to provide enough sites to accommodate its new construction need. This section analyzes growth patterns, infrastructure availability, energy resources, underutilized land and land suitable for redevelopment. It also contains the adequate sites analysis for residential growth.

1. Growth Patterns

Existing Growth Patterns Until the 1950s, the town of Lancaster was basically contained within an area bounded by Avenue I, 10th Street West, Avenue J, and Division Street (See Figure HE-G-1). Prior to 1950, Lancaster's economy was largely based on agriculture. The introduction of aerospace to the Valley in the early 1950s shifted the focus away from agriculture as the main economic base. As the population increased to fill the jobs created by aerospace, an influx of new residences and commercial uses began to expand the community outward from the urban core.

Through the 1960s and 70s, development continued to expand outward from the original center, but in a more dispersed pattern. The construction of the Antelope Valley Freeway during this time shifted the focus away from Sierra Highway as the main thoroughfare to the Los Angeles area. As a result, residential and commercial development began to appear along both sides of the freeway, with some residential development locating as far out as 40th Street West. By the end of the 1970s, urban growth had extended into the southwest near the Quartz Hill community and to the east of 15th Street East.

During the 1980s, the cities of Palmdale and Lancaster underwent a period of tremendous population growth and urban expansion. There were basically two reasons for this growth: First, a resurgence in the aerospace industry, as a result of increased defense spending by the Reagan Administration, stimulated all sectors of the valley economy and was a replay of more historic growth trends. Second, the expansion of the single family home market, in response to the affordable housing crisis of the 1970s created new affordable housing opportunities for a vast number of first-time home buyers who were priced out of the Los Angeles metropolitan market. Affordable housing induced thousands of young first-time home buyers to move to the Antelope Valley. The affordable housing migration began in the early 1980s and continues to influence the City's growth during the 1990s.

Figures HE-G-1 and HE-G-2 show that after 1980, urban growth began to fill in the west and southwest portions of the City. Later in the decade, residential development, supported by new commercial development, spread eastward of 15th Street East, reaching as far as 40th Street East by the end of the decade. Residential development also expanded north of Avenue I and west of Sierra Highway into areas predominantly vacant prior to 1980.

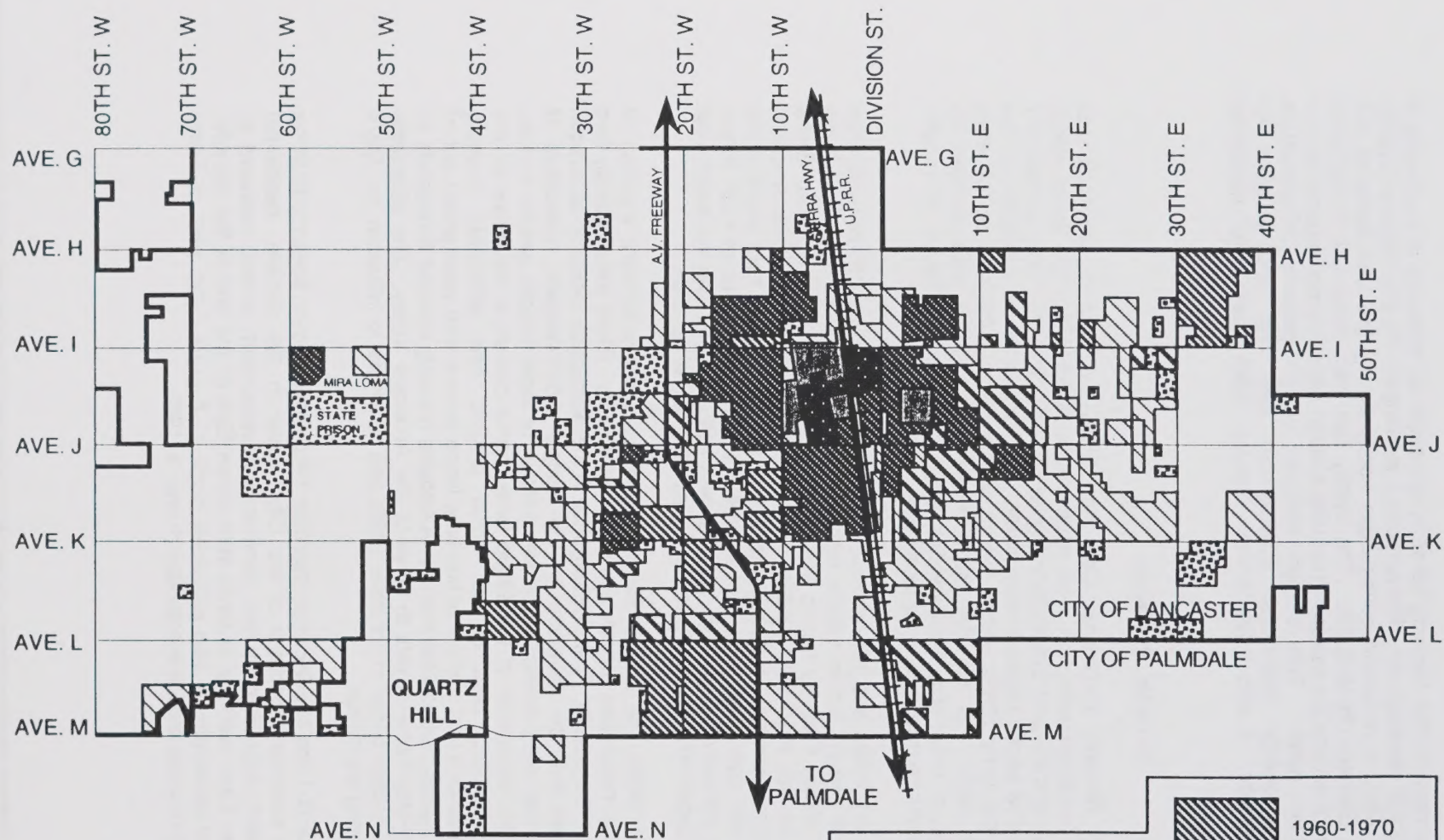


Figure HE-G-1

HISTORICAL GROWTH OF LANCASTER

SOURCE: City of Lancaster, 2000.

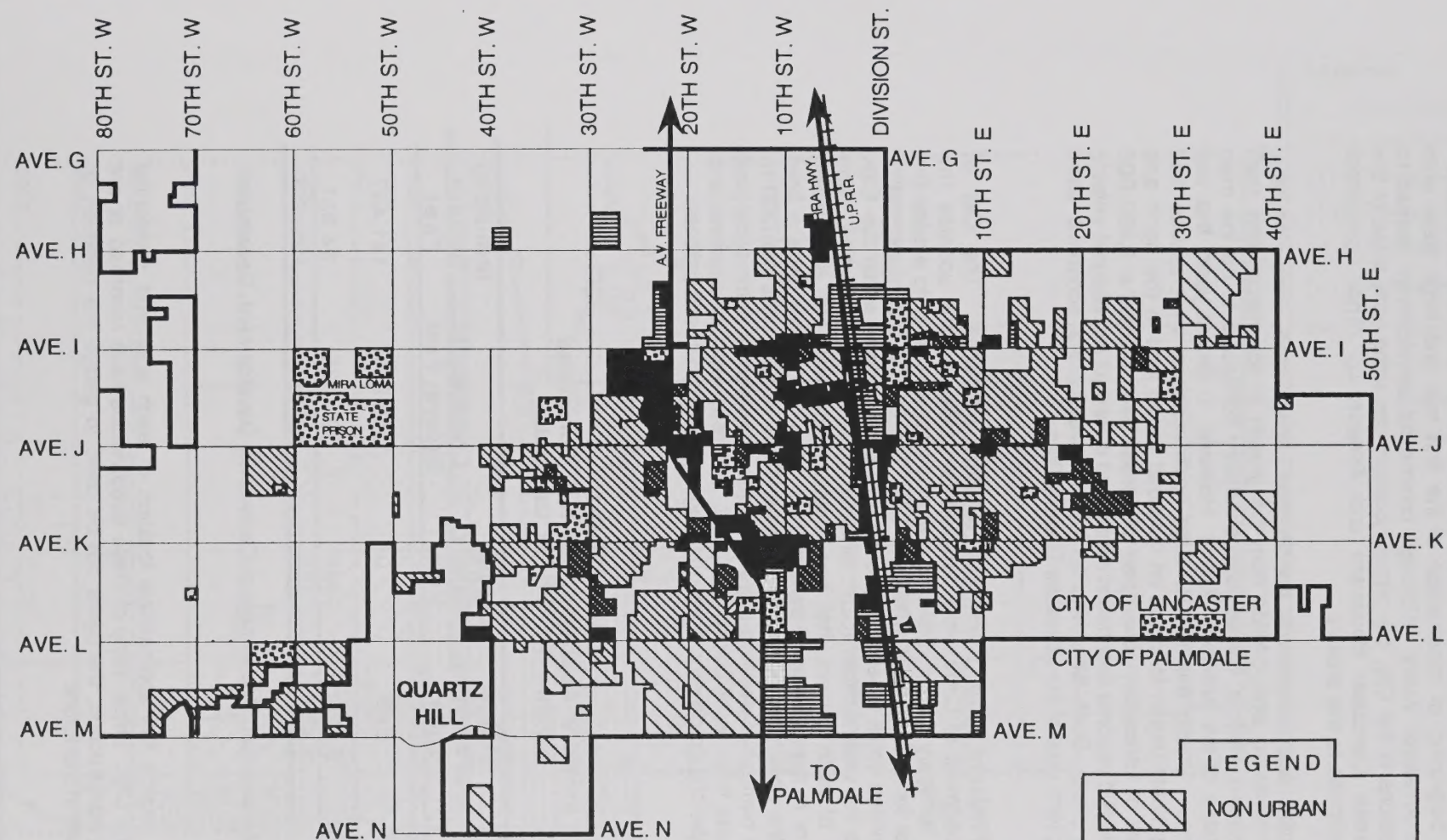
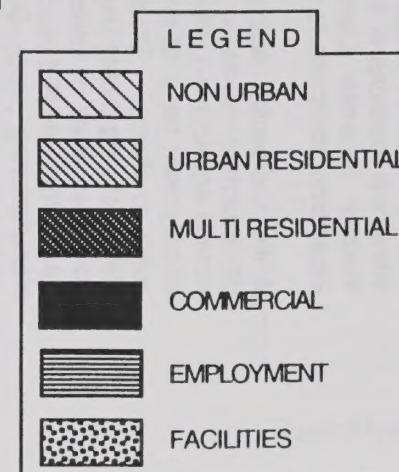


Figure HE-G-2
EXISTING LAND USE WITHIN THE CITY OF LANCASTER

SOURCE: City of Lancaster, 2000.



Following closely behind the boom in residential growth was a rise in commercial development to serve the new residents. The 1980s witnessed the construction of several large commercial centers in both the cities of Palmdale and Lancaster, including the beginning of construction of the first mall and large scale auto centers in the Antelope Valley. Although commercial development spread to many new locations in the City, the primary location was along both sides of the freeway between Lancaster Boulevard and Avenue L. This commercial expansion continues to the present.

While residential and commercial construction accelerated, new industrial development remained slow. Aside from the growth in commercial and retail service employment sectors, the aerospace industry continued to be the main employment base of the Antelope Valley. However, in recent years this has begun to change. During the 1990s, large scale industrial warehousing and manufacturing plants began to locate on industrial zoned land in the north and northeast areas of Lancaster. Examples of these firms include a 1,000,000 square foot Rite-Aid regional distribution center and a Rexhall recreational vehicle manufacturing plant. Such firms help to further diversify the economic base which is a long term goal of the Lancaster General Plan.

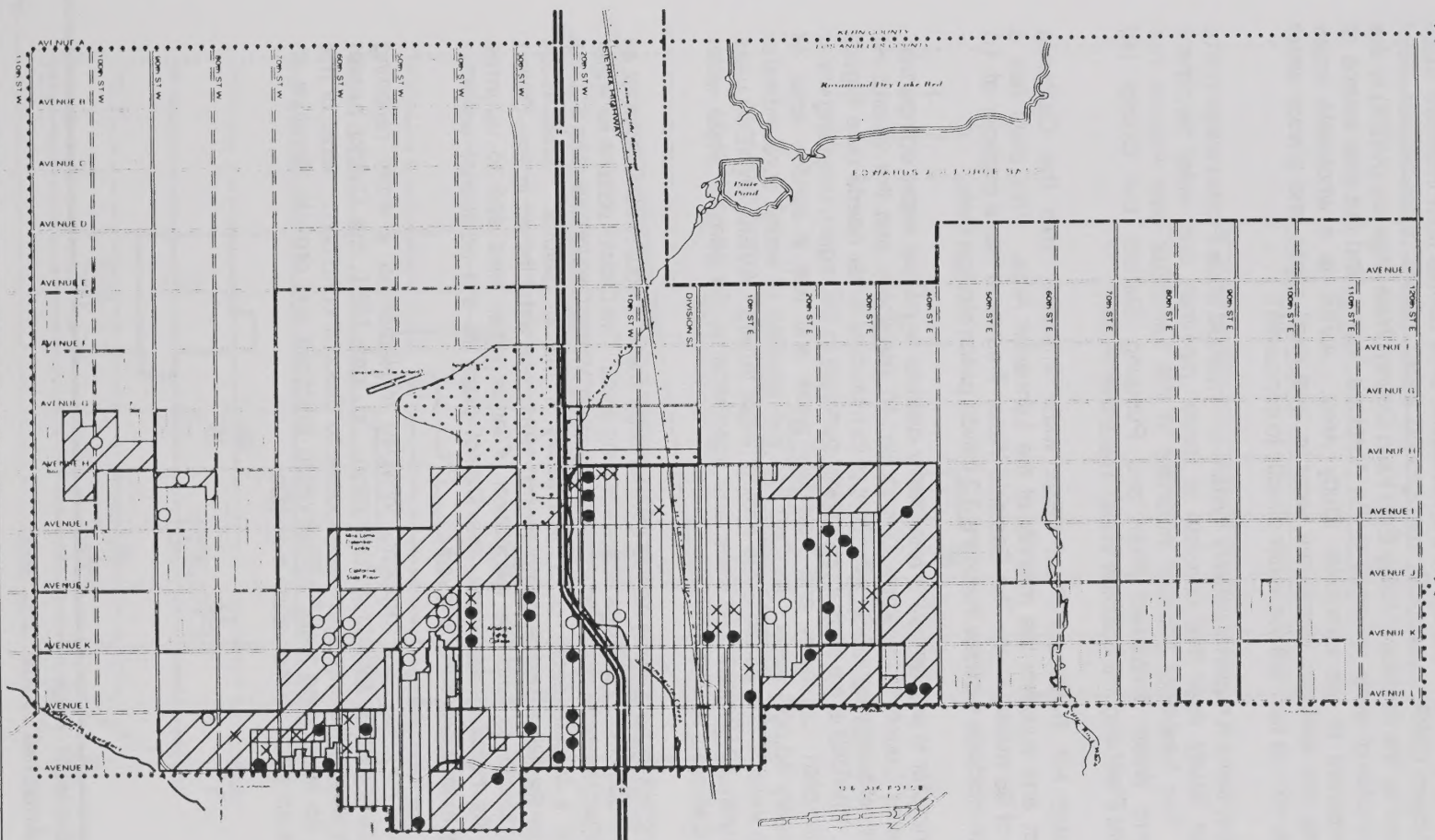
Approved Projects and Potential Growth Patterns The City of Lancaster Department of Community Development prepares and updates the Development Summary Report (DSR) on a monthly basis in order to assess the overall potential for development within the City. The DSR is a comprehensive report that provides detail on each approved new development within the City. The report lists the case number (CUP, tentative tract, etc.), the location, zone and applicant of each project that has received approval and is pending development or in some stage of construction. The report also gives a brief description of the project and the project status. Table HE-G-1 uses the DSR to summarize the number of dwelling units and square footage of commercial and industrial projects that, as of December 2000, had received City approval and were either under construction or in various stages of the plan check process.

**Table HE-G-1
Projects Approved But Not Completed
Within the City of Lancaster**

	Single Family Units	Multi- Family Units	Commercial Square Feet	Industrial Square Feet
East of Division Street	845	0	355,051	141,487
West of Division Street	6,726	338	324,176	54,951
Total	7,571	338	679,227	196,438

Source: City of Lancaster, Department of Community Development, December 2000.

Figure HE-G-3 depicts the approximate location of each approved residential project within the City. Since many of these subdivisions have recorded or are currently under construction, the figure can be used to gauge the direction of residential growth in the future.



LEGEND

- City of Lancaster Boundary
- Sphere of Influence Boundary
- Existing Urban Core-City
- Existing Urban Core-County
- Projected Residential Expansion-2020
- Projected Industrial Growth-2020

STATUS OF RESIDENTIAL PROJECTS

- Approved Projects
- × Recorded Map
- Under Construction

FIGURE HE-G-3

Source: Lancaster General Plan
Master Environmental Assessment

Status of Approved Residential Projects

2. Infrastructure and Services Availability

The availability of infrastructure is a key factor in assessing the ability of the City to accommodate housing production. The major infrastructure and public service concerns within the City are water, sewer, and schools. Figures HE-G-4 through HE-G-7 give the general location of these infrastructure and public service systems.

Water Supply Water supply for the Lancaster area comes from imported State Water Project (SWP) water and from ground water. State Water Project water purchased by the Antelope Valley East Kern County Water Agency (AVEK) is the primary source of water imported to the Antelope Valley, and the sole source of water imported to the Lancaster Study Area. AVEK is a wholesale water distributor that sells and distributes water to local retail public and private water agencies, who in turn sell the water directly to consumers.

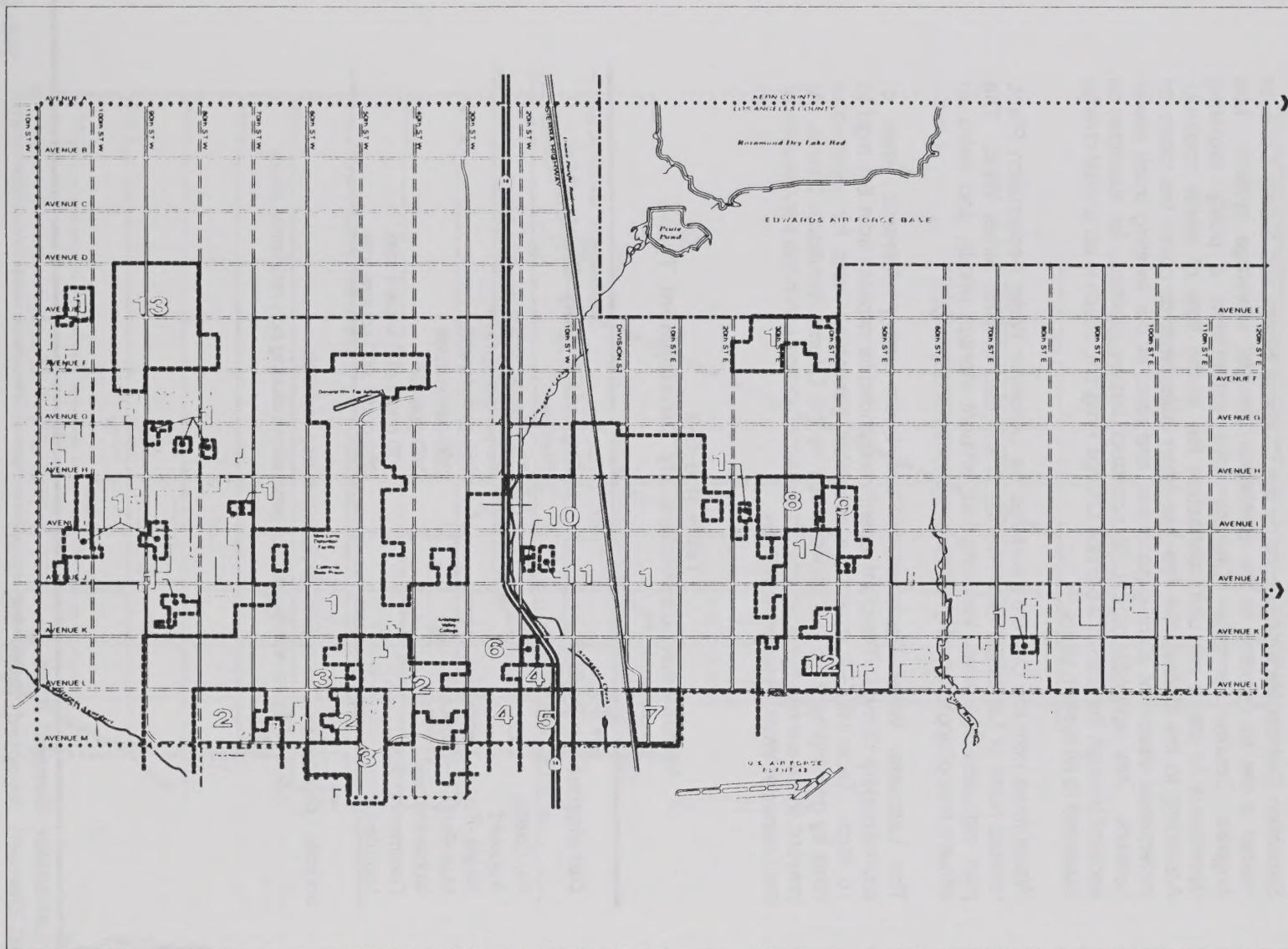
AVEK maintains a regional delivery system for imported State Project water in the Lancaster Study Area that consists of feeder pipelines and water treatment plants. The treatment facilities important to the Lancaster area include the Rosamond Water Treatment Plant and Pumping Station, the Quartz Hill Treatment Plant and the Eastside Water Treatment Plant.

The Quartz Hill Treatment Plant treats water imported from the California Aqueduct and supplies the majority of the Lancaster Area. This plant has a capacity of 65 million mgd. The Eastside Water Treatment has a capacity of 10 mgd. The Eastside facilities include a 3.3 million gallon storage tank.

In all, Lancaster is served by 13 retail water districts or mutual water companies. Los Angeles County Waterworks District No. 40 (WWD40), and the Quartz Hill Water District supply Lancaster with most of its municipal water needs (see Figure HE-G-4). WWD40 is the largest retail water purveyor in the region, providing water service to both Lancaster and Palmdale areas and has a service area of approximately 40,000 acres. WWD40 has two sources of water: groundwater from local wells, and imported State Project water through AVEK. WWD40 uses approximately 44 percent well water and approximately 56 percent State water from the California Aqueduct.

The Quartz Hill Water District serves several large areas of southwest Lancaster as well as unincorporated portions of the planning area. The District obtains its water from WWD40, its own wells, and AVEK. Quartz Hill Water District operates 5 local wells with a total capacity of approximately 4 million gallons. Mello-Roos Community Facilities District, completed in 1991, was established in the Quartz Hill Water District to fund the installation of larger water lines and to upgrade service. As demand increases, the District plans to drill additional wells as necessary to maintain service levels.

In response to the 1977 drought, WWD40 implemented a water rationing program designed to reduce consumption. In June 1991, the District began mandatory water rationing again in response to drought conditions. Most of the agencies do encourage water conservation practices and provide literature to customers on water conservation methods.



LEGEND

- City of Lancaster Boundary
- Sphere of Influence Boundary
- Water District/Company Boundary

- 1 Los Angeles County Water Works District 40
- 2 Quartz Hill Water District
- 3 Palm Ranch Irrigation District
- 4 Antelope Valley Water Company
- 5 White Fence Farms Mutual Water Company
- 6 Antelope Park Mutual Water Company
- 7 Landale Farms Mutual Water Company
- 8 Averydale Mutual Water Company
- 9 Green Grove Mutual Water Company
- 10 Lancaster Water Company
- 11 Evergreen Mutual Water Company
- 12 Fortieth Street Mutual Water Company
- 13 Land Projects Mutual Water Company

Source: Lancaster General Plan
Master Environmental Assessment

FIGURE HE-G-4

Retail Water Agencies

Wastewater Facilities The collection, treatment, and disposal of wastewater within the City of Lancaster and the surrounding unincorporated areas is under the jurisdiction of Los Angeles County Sanitation District No. 14. Regional trunk sewer lines are maintained by the Los Angeles County Sanitation Districts, and serve almost all of the developed portions of Lancaster. Local sewer lines are located in almost all City streets. These are owned by the City of Lancaster and maintained by the Los Angeles County Public Works Department. Figure HE-G-5 shows the location of the Sanitation boundaries and the major sewer infrastructure.

Sanitation Districts are empowered by the California Health and Safety Code to charge a fee to connect to the Sanitation Districts' sewerage system. Los Angeles County Sanitation Districts have established a policy requiring developers to pay a per unit connection fee at the time of sewer hook-up. According to the District, the fee has been calculated to cover the costs of incremental treatment plant expansions, and relief of the existing trunk sewer network. Any upgrade capital (to construct tertiary facilities, for example) is secured through the District's Service Charge Program, which is an annual charge assessed to all system users.

Waste flows from the City are treated at the Lancaster Water Reclamation Plant, located north of Lancaster near Avenue D and east of 20th Street West. The plant occupies 554 acres, including four effluent storage ponds, and treats an effluent flow of approximately 12 million gallons per day (mgd).

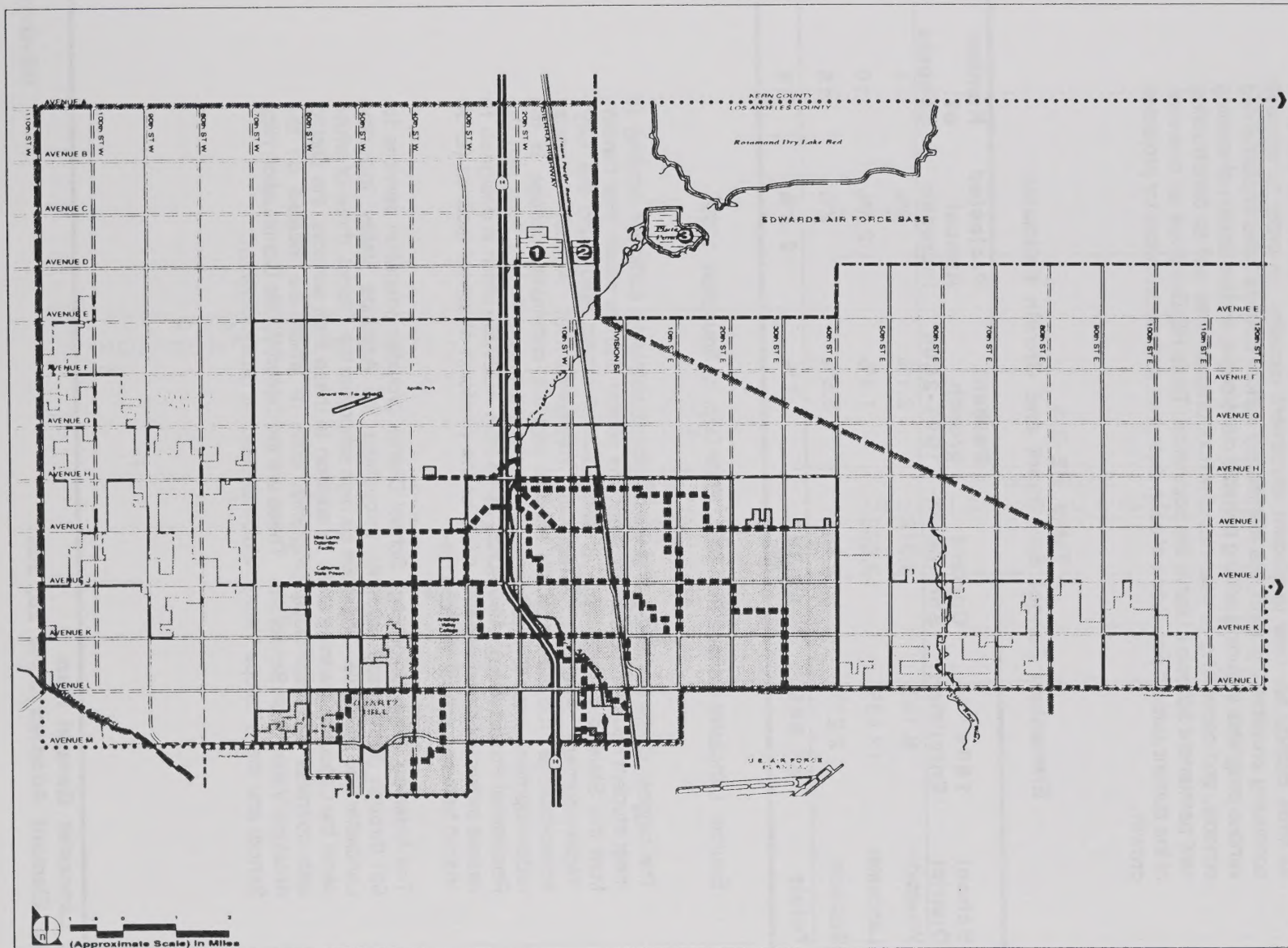
The Lancaster Water Reclamation Plant treats mainly domestic flows of approximately 12 mgd. The plant recently expanded its capacity from 6.5 mgd to 16 mgd. Table HE-G-2 shows the estimated generation rates for wastewater flows by development type as experienced by the County Sanitation District. At present, there are few major sources of industrial wastes within the service area of the Lancaster Water Reclamation Plant.

**Table HE-G-2
Wastewater Generation By Development Type**

Development Type	Expected Daily Wastewater Flows
Per Capita	75 gallons/person
Adjusted ¹	85 gallons/person
Single -Family Residential	260 gallons/unit
Multi-Family Residential	200 gallons/unit
Mobile Homes	160 gpd/unit
Commercial Store	100 gpd/1,000 square feet
Manufacturing	200 gpd/1,000 square feet

Source: Los Angeles County Sanitation District No. 14, 1989.

¹ Adjusted figure represents total generation including non-residential areas.



LEGEND

- City of Lancaster Boundary
- Sphere of Influence Boundary
- Los Angeles County District No. 14
- Trunk Sewers
- District 14 Sphere of Influence
- Nebeker Ranch Irrigation Site
- Lancaster Water Reclamation Plant Oxidation Ponds
- Storage Ponds
- Piute (Disposal) Ponds

Source: L.A. County Sanitation District, 2001

FIGURE HE-G-5

Sanitation District Infrastructure

School Facilities The Lancaster Study Area and vicinity is served by five separate school districts. These districts provide educational services for students in kindergarten through the 12th grade. Antelope Valley College, located in the City of Lancaster, is a two-year community college facility currently serving the area.

The three school districts that serve students in Kindergarten through the 8th grade (K-8) include Westside, Lancaster and Eastside (see figure HE-G-6). Enrollment for the all three districts is currently at approximately 21,900 students. All three districts are near to student enrollment capacity. In order to address continuing enrollment growth, the elementary school districts have implemented various programs including adding portable classrooms, modernization of existing schools, and converting to year-round school programs, as well as constructing new permanent schools to serve the population. Table HE-G-3 gives an overview of the current student population of each district as well as estimates for projected growth.

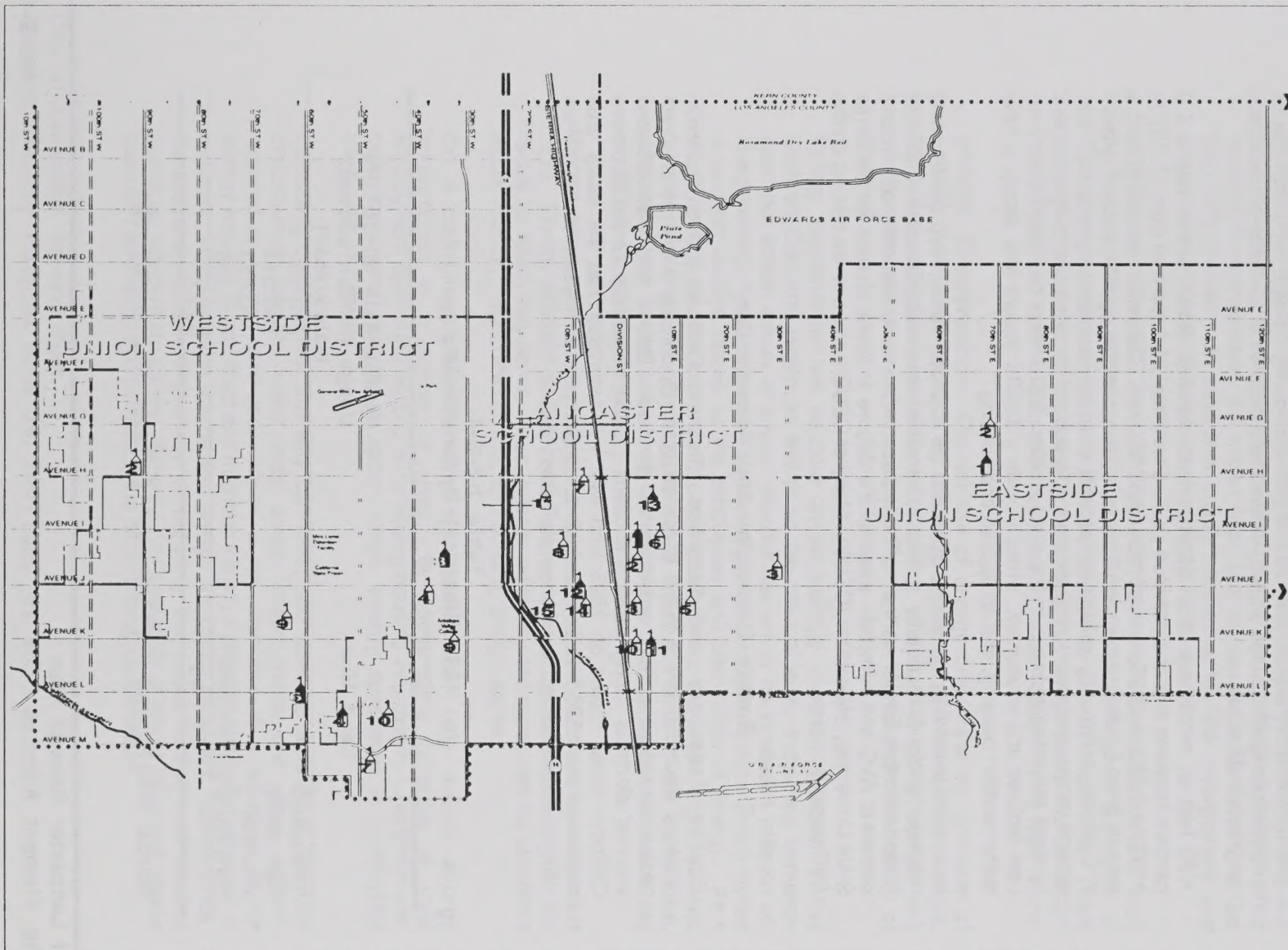
**Table HE-G-3
Elementary School Enrollment and Growth Estimates**

School District	1996 Enrollment	Current Enrollment	Percent growth 1996-2000	Projected Annual Increase	Number of Schools
Westside	6,183	6,312	2.1%	2%	4
Lancaster	13,485	13,668	1.4%	2.8%	10
Eastside	2,277	2,402	5.5%	2%	15
Totals	21,945	22,382	2 %	2.3%	29

Source: Lancaster General Plan MEA, State Dept. of Education, 1999.

The biggest challenge facing all three districts is obtaining sufficient funding to meet student housing needs. Presently, the school districts obtain their funding from the State, the developers (through school impact fees), and the City's Redevelopment Agency. The City Redevelopment Agency allocates school/college trust funds for the schools and the community college in the redevelopment areas (Project Area No. 5, the Amargosa Project Area and the Residential Project Area). Also, funds come from AB2926, which is designed to assess individual developments a fee for the provision of school facilities (to be shared between school districts).

The Antelope Valley Union High School District provides education services for 9th through 12th grade students throughout the Antelope Valley, including Lancaster and Palmdale. There are six high schools in the District, three of which serve the Lancaster planning area. In addition to these high schools, the District also operates two alternative programs, both of which are located on the Antelope Valley High School site. These are the Desert Winds Continuation High School and the Antelope Valley Adult/Independent Study program.



LEGEND

- City of Lancaster Boundary
- Sphere of Influence Boundary
- District Boundary
- Location of High Schools
- Location of Middle Schools
- Location of Elementary Schools

Westside Union School District

- 1 Cottonwood (outside of Study Area, not depicted)
- 2 Del Sur
- 3 Hillview (outside of Study Area, not depicted)
- 4 Joe Walker
- 5 Leona Valley (outside of Study Area, not depicted)
- 6 Neenach (outside of Study Area, not depicted)
- 7 Quartz Hill
- 8 Rancho Vista (outside of Study Area, not depicted)
- 9 Sundown
- 10 Valley View

Lancaster School District

- 1 Desert View* (K-8)
- 2 El Dorado
- 3 Joshua
- 4 Lancaster
- 5 Lincoln
- 6 Linda Verde
- 7 Mariposa
- 8 Monte Vista
- 9 Nancy Cory
- 10 New Vista Elementary
- 11 New Vista Middle
- 12 Park View
- 13 Platte
- 14 Sierra
- 15 Sunnydale

Eastside Union School District

- 1 Cole
- 2 Eastside
- 3 Tierra Bonita

Hughes-Elizabeth Lakes Union School District (outside of Study Area, not depicted)

- 1 Hughes-Elizabeth Lakes

Antelope Valley Union High School District (inclusive of, and exceeds Study Area)

- 1 Antelope Valley
- 2 Highland (outside of Study Area, not depicted)
- 3 Lancaster
- 4 Lathrop (outside of Study Area, not depicted)
- 5 Palmdale (outside of Study Area, not depicted)
- 6 Quartz Hill

Source: Lancaster General Plan
Master Environmental Assessment

FIGURE HE-G-6

Existing and Planned School Facilities

Over a seven year period covering 1989-96, the total enrollment of the Antelope Valley Union High School District increased by 5,542 students for a 56.6 percent growth rate. Total enrollment for the district on December 13, 1996 was 13,057 students. To accommodate increases in enrollment, the district has constructed three new high schools over the last several years and has augmented schools with portable classrooms to accommodate growth. It is the intention of the District to utilize portable facilities until adequate funding is made available for construction of additional permanent schools.

Antelope Valley College (AVC) occupies 120 acres at the northwest corner of Avenue K and 30th Street and is a two-year community college. AVC provides an extensive array of courses leading to associate degrees in 53 fields or vocational programs in 39 areas.

AVC had an enrollment of 11,005 students for Fall, 2000, which was a 4.0 percent increase over the previous year. Enrollment had declined from 10,751 in 1992 to 9,059 in 1996, a trend that coincided with California's recession and a drop in State funding. However, State officials are expecting a 25 percent growth in California community college enrollments over the next seven years. AVC has recently completed many projects aiming to expand services and programs, and to meet projected growth. In the last six years, \$20 million has been spent on new facilities and equipment, which include a 33,535 square foot library, a new administration building, and an applied arts building.

In an effort to provide four year programs in the Antelope Valley, AVC officials and representatives from nearby public universities have established a California State University Center on the AVC campus. As a result, students can attend classes at AVC and complete a bachelor's degree in liberal studies for California State University, Bakersfield (CSUB). Many of CSUB's courses are offered on the AVC campus.

3. Energy Resources and Conservation

Energy Resources and Facilities Southern California Edison currently provides electrical service to the Lancaster area. By utilizing a system of direct production, cogeneration, and electrical purchase, Edison and their affiliated sources' electrical supply capacity exceeds 21,300 megawatts for the Southern California area. Based on 1995 land use, it is estimated that the study area consumed over 526.7 million kilowatt hours per year (kWh/year) or 1.4 million kWh per day of electricity, as shown in Table HE-G-4.

Table HE-G-4
1995 Electrical Generation Rates

Land Use	Approximate Electricity Usage (million kilowatt hours/year)
Residential	210.68
Commercial	168.544
Industrial	100.073
Agriculture/Government	47.403
TOTAL	526.7

Source: Fred Alforque, Field Distribution Engineer, SCE, January 1996.

Edison maintains several regional electrical transmission lines in the western portion of the study area. Figure HE-G-7 illustrates the location of these transmission lines. Edison operates two regional substations, both located in the western portion of the study area. In addition to the two Edison regional substations there are eight local electrical substations located at various areas within the City. There are approximately 150 miles of major electrical lines within the City.

Natural gas is supplied to the Lancaster area by the Southern California Gas Company, which provided approximately one trillion cubic feet of natural gas to all of its consumers in 1997. According to The Gas Company, the study area was provided with 2.5 billion cubic feet of natural gas in both 1995 and 1996. This equates to approximately 6.8 million cubic feet of natural gas per day. The Gas Company maintains an extensive supply network within the incorporated and unincorporated areas of Lancaster (see figure HE-G-5).

At this time, neither SCE nor SCGC have any plans for major expansions of their services or facilities within Lancaster or the Antelope Valley region. Expansion of facilities would be contingent on demand created by new development. There has been limited new development in the area in the last six years, nor do SCGC and SCE expect that the area will experience significant growth in the near future.

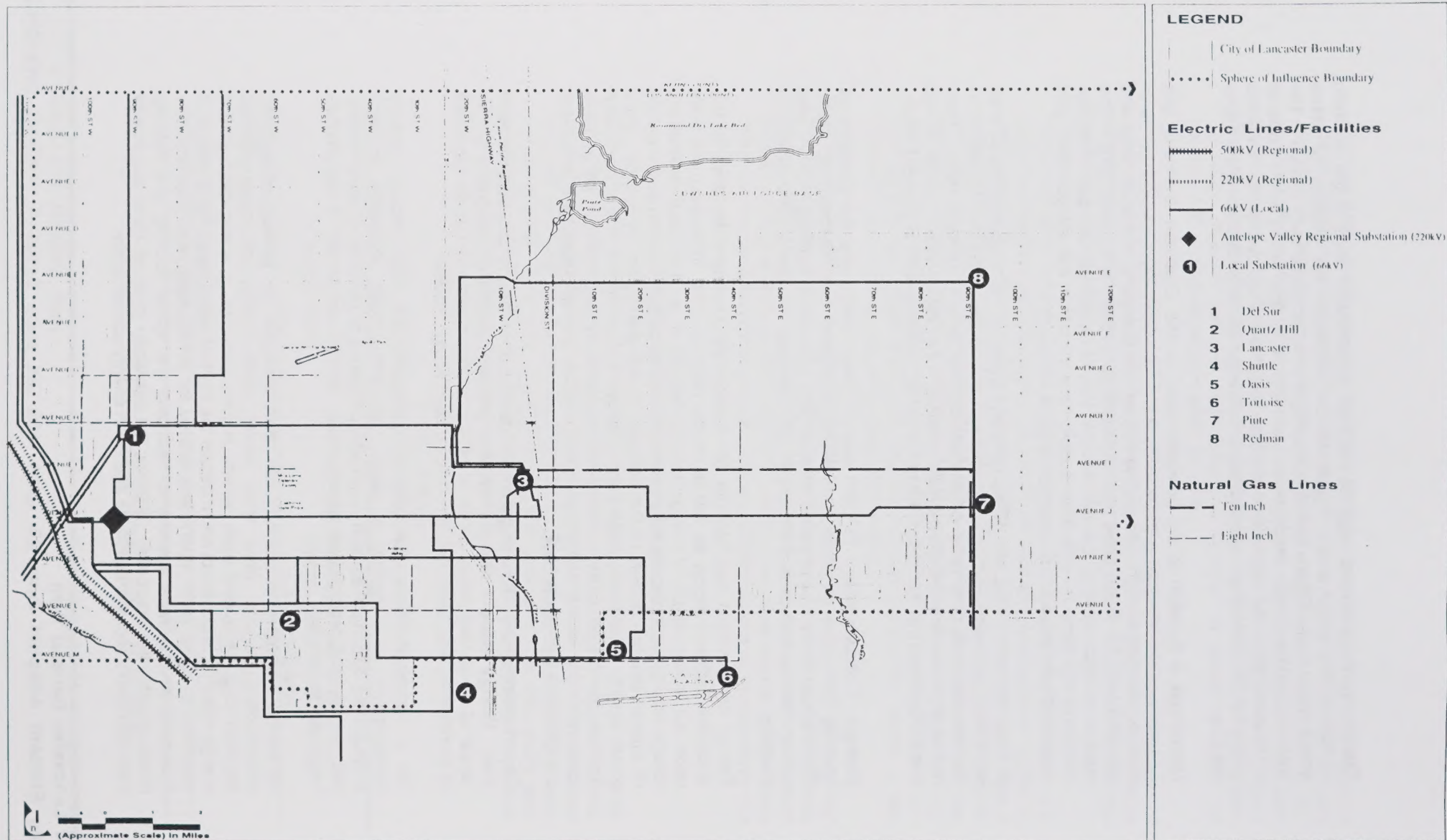
Energy Conservation Efficient use of energy help make the provision of housing more cost effective by reducing operating and maintenance costs. Therefore, energy conservation in planning, land use, building design and construction as well as appliances can help promote the overall affordability of housing.

Energy conservation has become an increasingly important concern in the Southern California region, as well as on the national level. Increasing demands upon our limited supply of energy sources has led to an increased reliance on foreign energy fuels, expensive additional power-generation plants, and a myriad of support facilities related to the production and distribution of energy. As a result, energy conservation has become a concern in both keeping costs and reliance on foreign energy supplies to a minimum, while at the same time, conserving the limited amount of nonrenewable energy resources which are available on a world-wide basis.

Opportunities exist in the design of individual neighborhoods and development sites. Energy efficient design measures can be categorized according to the "scale" at which they occur. Thus, energy efficiency measures can be identified at community, neighborhood, site, and building design scales.

On a community scale, the City of Lancaster can help reduce energy consumption in a number of ways. By encouraging increases in local employment opportunities, and by providing housing in proximity to employment, commercial, and recreational opportunities, energy consumed in automobile travel can be reduced.

Increasing development intensity can often decrease the amount of per unit infrastructure (streets, water lines, sewer, storm drains, and other utilities) required to support land uses, which, in turn, can lead to a reduction in the energy required to construct and maintain the city's physical plant. For example, a reduction in street width means less energy for construction and maintenance. Increased development intensity by reducing the space cooling and heating needs on adjacent structures. Similarly, the availability of street trees and shade trees can also affect microclimates and aid in energy conservation.



Source: Lancaster General Plan
 Master Environmental Assessment

FIGURE HE-G-7
 Location of Energy Facilities

Energy used to operate a building can be categorized into direct and indirect uses. Space conditioning (heating and cooling) and appliance operation are the major direct uses. Water supply, wastewater treatment, and solid waste disposal consume energy indirectly. Production of commodities by industrial development is a direct use of energy, while the production of food and commodities consumed by the residential sector is an indirect use of energy.

Site design affects energy consumption in the form of space heating and cooling in three ways. First, the effectiveness of passive solar design measures at the building scale is influenced by the orientation of structures. Orientation affects the amount of winter heat gain and the effectiveness of summer shading devices.

Second, site design affects solar access to south-facing glazing and collectors. Third, it can influence natural ventilation and shading throughout the year. Site design also affects indirect uses of energy, including water used for irrigation, and the availability of usable outdoor environments.

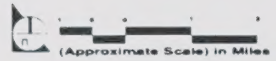
Shared recreational facilities within a development, such as a clubhouse/swimming pool complex, decreases energy consumption by reducing or eliminating the need for individual homeowners to install such facilities. They also reduce the need to drive to more centralized facilities, thereby minimizing transportation energy use.

Numerous methods are available to reduce energy consumption at the building scale, and are well documented. In general, these methods consist of passive measures, such as insulation against unwanted heat gain or loss, maximization of natural lighting and ventilation, as well as active measures, such as the provision of solar water heating. Many building scale energy conservation measures have been incorporated into Title 24 of the California Administrative Code, and are required of all residential structures.

4. Underutilized Land and Infill Development

Within the City of Lancaster there are a variety of vacant underdeveloped, deteriorated, and/or dilapidated properties which present the potential for infill development. For cities, developing these infill sites makes sense. Their development reduces the cost of providing services by ensuring the logical expansion of community facilities. The advantage of infill development for a developer is the presence of infrastructure, one of the most expensive parts of development. However, even with the existence of infrastructure, it is often economically unfeasible for developers to build on these small parcels. It often takes extensive city involvement, through redevelopment efforts or other methods, to develop infill projects.

Underutilized land is defined as an area where a significant number of parcels are developed, but because of lot size/shape, housing type, or other factors, the number of dwelling units is significantly less than what is allowed by existing zoning. Four such areas have been identified within the City, as shown in Figure HE-G-8. A summary is contained in Table HE-G-5.



Source: City of Lancaster
Department of Community Development

FIGURE HE-G-1
Underutilized Land Areas

Table HE-G-5
Summary of Underutilized Land Areas 1999

Area¹	Zoning	Existing Units	Potential Units Lost²	Allowable Density	Potential Additional Units³
A	CBD, C, CPD R-7000, MDR, HDR, O, P, LI	1,927	200	3,900	2,173
B	C, R-7000, R-15000	228	8	360	140
C	C, CPD, R-7000	138	13	280	155
D	C, CPD, OP, O, MDR, HDR, R-7000	109	0	368	259
TOTAL		2,402	221	4,908	2,727

Source: City of Lancaster Department of Community Development

¹ Refer to text and Figure HE-G-8 for locations and descriptions.

² Units currently located on commercial or industrial zoned land. These units are included in the total existing units shown in Column 2.

³ In each of the noted areas, all or a portion of the underutilized density could be obtained through development of vacant commercial or residential land, or through application of the provision for second units in the single family zones or by other provisions of the zoning ordinance.

Area A (Downtown Area) The downtown area, generally defined by Avenue I on the north, Division Street to the east, Avenue J to the south and 10th Street West to the west, is underutilized, primarily because existing housing types and lot sizes prevent the land from being developed at the densities for which it is zoned. The present residential zoning would allow at maximum density, a total of 3,900 units, while only 1,927 units are actually in existence of which approximately 78 percent are multiple family. Out of this total, approximately 200 units are located in the commercial and industrial zones, and some may be lost to other uses. However, apartments are allowed in the CBD zone, subject to approval of a CUP. This provision has stimulated additional residential development in the downtown area as in the case of the 80 unit senior citizen apartment project located on the southwest corner of Kettering and Beech Avenue which was completed in 1993. Moreover, the zoning ordinance provides for second units on land zoned for single family use subject to approval of a CUP and this may, with time, provide for additional units. Although these provisions will continue to aid in the provision of housing in the downtown area, it is not likely that the ultimate buildout of this area under existing zoning would be achieved during the planning period.

Area B (Bounded by Avenue K, 5th Street East, 7th Street East, and Avenue K-12) This area is characterized by large lots developed with a single family residence. The present R-7000 and R-15,000 zoning allows only one dwelling unit per lot as a permitted use without discretionary review. Only those parcels currently vacant or that can be divided can accommodate additional units. Additionally, the zoning ordinance allows for a second unit subject to approval of a conditional use permit. Land division opportunities in the area,

however, are limited because of lot configuration, location of existing dwellings, and lack of access. There are presently 228 units in the area; and ultimate buildout under existing zoning could yield approximately 360 units (not including any second units that could be approved by CUP. However, out of a total 228 existing housing units, eight units are in a commercial zone. With the potential loss of eight units to future residential use as the property develops for other uses, there is a net gain of 140 potential residential units. One factor which should be considered when analyzing alternatives for this site is the fact that it is located adjacent to the 100-year flood zone, which is identified in both the General Plan and flood insurance maps. Any actions to increase the number of dwelling units must be weighted against the potential safety risks to residential property.

Area C (Bounded by Avenue K, 17th Street West, Avenue K-8, and 20th Street West) This area is characterized by deep lots with narrow frontages (approximately 67' x 300') developed with a single family residence. The present zoning allows only one unit per lot as a permitted use without approval of a second unit under the CUP process and would normally allow 280 units at total buildout. However, because of the deep and narrow configuration of the lots, it is currently possible to achieve only 138 units at total buildout. Since 13 units of the total 138 units are located in a commercial zone, it is likely that there would be only 155 potential residential units. A review of the area disclosed that the rear portions of many lots are not utilized and could potentially accommodate an additional unit. Therefore, application of the second unit ordinance could increase the utilization of this area.

Area D (Bounded by Lancaster Boulevard, 15th Street West, Avenue J, 20th Street West) This area is a combination of underutilized and vacant land. At the present time, the area contains a total of 109 dwelling units, whereas the current zoning would allow an ultimate buildout of 524 dwelling units. However, with 12 acres of multiple family zoned land developed with a church and convalescent home, there is only be the potential for 368 total residential units (without application of the second unit ordinance). The majority of these units would be developed on what is now vacant land.

Most of the underutilized lots were developed over the course of many decades and land uses in these areas were established prior to City incorporation. Most often, they are not conducive to higher density development because of lot configuration and existing development patterns. Despite City incentives to better utilize these areas, like the application of second-unit and density bonus provisions, the transition of these areas to full utilization is anticipated to require long periods of time. There are no practical incentives available that could ensure the full utilization of these areas within the current planning period, particularly in light of the large amount of vacant land available within the urban core for residential development. However, the City's General Plan does include several action programs that are intended to address this problem. These programs are included in the Lancaster General Plan Policy Document as Specific Actions 16.5.1(a), 16.5.1(e), Policy 18.2.1 and Specific Action 18.2.1(a).

5. Redevelopment Sites

Redevelopment, which combines a municipality's police and corporate powers, is one of the most powerful tools available to local governments. Where the private sector is unable or unwilling to assemble land and invest the necessary capital for revitalizing blighted areas, redevelopment is a means of focusing community resources to transform deteriorating or underutilized areas to more productive use.

Under California Community Redevelopment Law, redevelopment agencies, in carrying out a redevelopment program, are empowered to buy and sell real property, rehabilitate existing structures, move structures, provide public improvements in support of development activities in a project area, or assist the private sector in financing these activities.

The law provides that a redevelopment agency may obtain financing from any legal source. Most redevelopment agencies have relied on tax increment financing as a primary source of money. In this method, the assessed value of property in the project area is frozen at the time a project is identified, and the project area is formed. The increased margin, or increment, of which the Lancaster Redevelopment Agency receives a percentage of tax revenues resulting from subsequent improvements, pay the project's costs, instead of being turned over to the usual taxing agencies. This lasts for a specified amount of time. In addition to using tax increment financing, the agency may accept loans or grants from agencies of the federal or state governments, or any other public agency.

Establishment of the Lancaster Redevelopment The Lancaster Redevelopment Agency (LRA) was established on April 7, 1979 for the primary purpose of providing a vehicle to be used for the elimination of blighting conditions and thus ensure that the City's economic base would prosper. Subsequently, the LRA has adopted redevelopment plans for seven redevelopment areas, by separate ordinances, and are identified as follows:

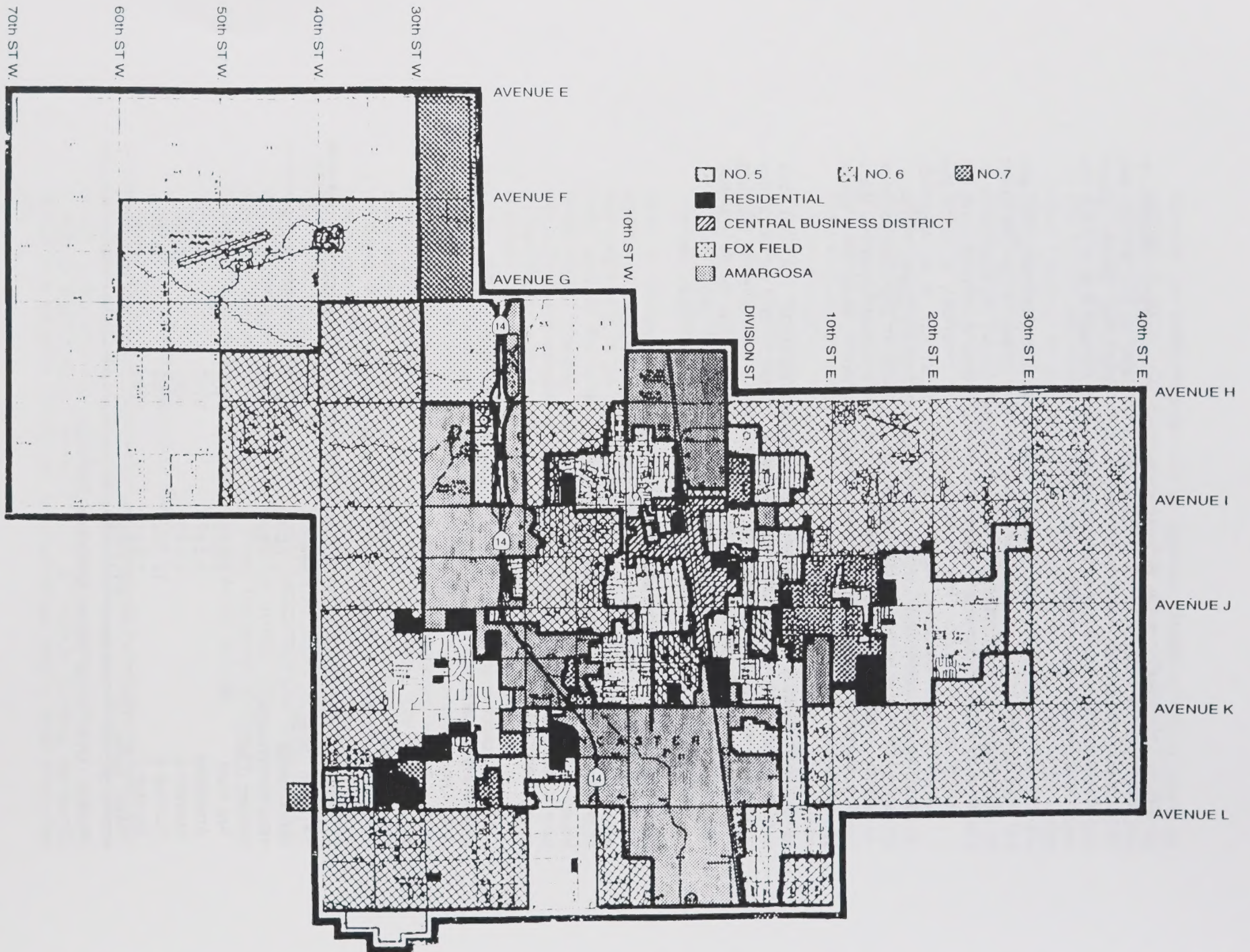
- Lancaster Residential Redevelopment Project
- Lancaster Central Business District Redevelopment Project
- Lancaster Fox Field Redevelopment Project
- Lancaster Amargosa Redevelopment Project
- Lancaster Redevelopment Project Number 5
- Lancaster Redevelopment Project Number 6
- Lancaster Redevelopment Project Number 7

These collective project areas, as referenced in both Figure HE-G-9 and Table HE-G-6 contain a total land area of 27,702 acres.

**Table HE-G-6
Redevelopment Project Areas**

Project Area	Acres	Year Originated	Term of Plan
Residential	600	1979	2019
Central Business District (CBD)	438	1981	2021
Fox Field	3,290	1982	2022
Amargosa	4,599	1983	2023
Number 5	4,523	1984	2024
Number 6	12,748	1989	2029
Number 7	1,504	1992	2032
Total Acres	27,702		

Source: LRA Five-Year Implementation Plan (1999-2004).



LRA Five-Year Implementation Plan Assembly bill 1290 (Community Redevelopment Law Reform Act of 1993) which took effect in January 1994, significantly changed California Community Redevelopment Law. One of the AB 1290 provisions requires that each agency adopt a five-year plan of implementation. Each agency that had adopted a redevelopment plan prior to December 31, 1993 was required to adopt an implementation plan before December 31, 1994. The LRA adopted the 1994-1999 Five-Year Implementation Plan in November 1994 and the 1999-2004 Five -Year Implementation Plan in December 1999.

The adopted Implementation Plan describes specific goals and objectives of the agency for each project area, and specific programs, including potential projects and estimated expenditures to be made during the five-year planning period of the Plan. Among other requirements, the Implementation Plan must describe how the Agency will implement both the requirement to increase, improve and preserve low- and moderate-income housing and satisfy the inclusionary housing requirement. If the Implementation Plan contains a project that will result in the destruction of low- or moderate-income housing, the agency must prepare a separate replacement housing plan that, among other requirements, identifies proposed locations for the replacement of dwelling units.

Section 33413(b)(4) of the CCRL, requires each redevelopment agency to adopt a plan to be included as part of the Implementation Plan indicating how the agency will comply with the requirements of the inclusionary rule. The law requires that the compliance plan be reviewed and amended at least every five years, in conjunction with either the Housing Element cycle or the five-year Implementation Plan cycle.

An important element of the City and LRA activities is to provide housing opportunities for low-, and moderate-income families and individuals. In 1991, the LRA developed a Low- and Moderate-Income Housing Program Strategy which identified a number of program opportunities that the LRA could pursue. Many of these programs have since been implemented and are summarized in Section B of the Housing Element and discussed in detail in the LRA Five-Year Implementation Plan (1999-2004). A discussion of sites with redevelopment potential and LRA plans for these sites follows:

Sites with Redevelopment Potential In October 1992, the Lancaster Redevelopment Agency announced the initiation of a multi-phased neighborhood revitalization project called Operation High Desert Storm (OHDS). The purpose of OHDS is to alleviate a crime-ridden and blighted neighborhood in the northern portion of the City. The first phase of the project involved the acquisition of 20 four-plex apartment units, relocation of 56 households, site demolition, and offering the property for development. Approximately 30 acres of the project site is scheduled to be redeveloped with up to 150 single-family affordable homes.

After numerous code enforcement violations, lighting and security issues, significant criminal activity and overall lack of maintenance and neighborhood deterioration from the Raysack and 3rd Street East area, the City established Phase II of OHDS. A total of 23 of the 25 multi-family buildings in this area have been acquired and demolished by the Agency. The project site will eventually be redeveloped with single-family homes. Preference will be given to first-time low-to moderate-income home buyers.

The Legends Tract located on the southeast corner of Avenue J and 30th Street West consisted of approximately 32 acres of property with four model units and eight unfinished derelict housing units. The property was acquired by the City from the RTC in November of 1993. Following acquisition, the City issued a demolition and construction contract to remove the derelict structures on the property and complete the off-site public improvements. In 1995-1996, one-half of the property was transferred to a housing developer for the development of 87 homes. Once completed, 20 percent of the homes will be restricted through CC&R's for sale to very low- and low-income buyers.

The LRA is actively pursuing the acquisition and development of the former Antelope Valley Fairgrounds. The property located between Division Street to 3rd Street East and between Avenue H-8 and Avenue I has one of the highest poverty levels in the City. The area suffers from dilapidation, business vacancies, abandoned buildings and vacant sites. The LRA is proposing to effectuate the development of housing opportunities for approximately 270 individuals and families with low and moderate incomes.

6. Adequate Sites for Residential Land Uses

Adequate Residential Land Inventory Unlike many cities within the Los Angeles area that have little or no vacant residential land, Lancaster has large inventories of land designated for future residential development. Table HE-G-7 lists the existing inventories and permitted densities of the various residential zones while Figure HE-G-10 shows the location of these inventories. The table indicates that as of 1999, there were approximately 30,324 vacant acres of various types of residential land within the City of Lancaster. It is estimated that this vacant land, if developed at the various densities shown, would produce approximately 63,000 additional residential units of all types. These inventories, when combined with existing residential units, would more than accommodate the projected General Plan population growth to the year 2020.

Although much of the vacant residential land shown in Table HE-G-7 does not have the necessary infrastructure in place to currently permit development, more than enough developable land is available within and adjacent to the urban core to accommodate the needs of the Housing Element Planning period and beyond. Table HE-G-8 indicates that currently there are over 4,200 vacant residential acres that have the potential to accommodate growth in the immediate future, (i.e. already have entitlement approvals and necessary infrastructure in place, or are located within service area where infrastructure can easily be extended). This vacant land could produce over 21,000 additional residential units based on the various densities listed in the table which far exceeds Lancaster's new construction need for the current planning period. The SCAG Regional Housing Needs Assessment (1999) estimated a need for an additional 9,285 dwelling units of all types in order to accommodate the projected household growth between 1998 and 2005 (see Table HE-E-2). Furthermore, the State Department of Housing and Community Development has determined that individual jurisdictions may reduce the new construction need allocation by the number of residential permits issued from the base date of January 1, 1998 to December 31, 2000 (see letter in Appendix A). The City of Lancaster issued 569 residential permits for new housing units that were constructed during this period. Subtracting this amount from the above total leaves a net construction need of 8,716 units.

The current inventory of approved residential projects (see Table HE-G-1) by itself represents 91 percent of the new construction need for the planning period. Each residential subdivision or development project is required to ensure that necessary infrastructure is in place or can be extended to serve the project prior to approval and development. Figures HE-G-3 through HE-G-7 show that the approved projects are currently within or can easily be annexed to the necessary water and sewer districts and are within the service area of other necessary infrastructure and services. These approved projects, as well as the inventory of adjacent uncommitted vacant residential land as shown in Table HE-G-8 more than satisfy the requirement for the provision of adequate sites as identified in the Regional Housing Needs Assessment for the current Housing Element planning cycle.

Table HE-G-7
Residential Land Development Capacity
Within Corporate Limits

Land Use Designation	Zoning	Density	Total Acres Available	Maximum Number of Units
NU (Non-Urban Res)	RR-2.5	1 du/2.5 acres	15,291	6,116
	RR-1	1 du/1 acre	1,254	1,254
	SRR	1 du/.5 acre	1,749	3,498
SUBTOTAL			18,294	10,868
UR (Urban Residential)	R-15,000	2.5 du/acre	425	1,063
	R-10,000	3 du/acre	2,171	6,513
	R-8,500	3.5 du/acre	302	1,057
	R-7,000	4.5 du/acre	8,518	38,331
SUBTOTAL			11,416	46,964
Base Density				
Multi-Family Residential				
MR 1	MHP	6.6 du/acre	171	1,129
	MDR	7.1 du/acre	330	2,343
MR 2	HDR	15.1 du/acre	113	1,706
SUBTOTAL			614	5,178
TOTAL			30,324	63,010

Source: City of Lancaster Department of Community Development Survey, September, 1999

**Table HE-G-8
Site Inventory for Residential Development**

Zone	Development potential			Percent of Income Group that could be accommodated by potential sites				Total New Construction Need
	Density Units/ac	Vacant Land/ac	Potential Sites *	Very Low	Low	Moderate	Above Mod.	Total Need
				2,074	1,599	2,166	3,446	9,285
R-15,000	2.5 du	425	1,063	-	-	-	31%	-
R-10,000	3.0 du	1,080	3,240	-	-	100%	94%	-
R-7,000	4.5 du	2,144	9,648	-	100%	100%	100%	-
MHP	6.6 du	171	1,129	54%	71%	52%	33%	-
MDR	10.0 du	330	3,300	100%	100%	100%	96%	-
HDR	23.4 du	113	2,644	100%	100%	100%	77%	-
TOTAL		4,263	21,024					100%

- * Land with land use approvals or vacant land suitable for development within planning period. Includes vacant redevelopment sites.

Affordable Housing The Antelope Valley represents one of the most affordable housing markets in the State. Data from the Third Quarter 2000 ACCRA Cost of Living Index indicates that the cost of living in the Antelope Valley cities ranks well below all other California metropolitan areas. Lancaster-Palmdale's cost of living Composite Index number was 101.1 compared to a Composite Index number of 147.7 for the Los Angeles-Long Beach area. Although the data show that the Antelope Valley's cost of living numbers are lower than those for Los Angeles in four of the six major index categories - it is the housing category where the Antelope Valley makes its most substantial departure: An index of 94.8 for Lancaster-Palmdale, compared to 241.5 for the Los Angeles area.

Since the Antelope Valley represents one of the most affordable housing markets, the land inventory shown in Table HE-G-8 is sufficient to produce adequate sites for all economic segments of the community. This is true even without consideration of housing provided through the various low income housing subsidy programs in which Lancaster also participates. Table HE-G-8 shows the percent of the income group need that could be accommodated by the available sites. For example, 100% of the total new construction need for very low income households could be accommodated on the available MDR zoned land while 100% of the total new construction need for low-income households could be accommodated on existing R-7000 land inventories. The percentages shown in Table HE-G-8 are based on current market factors for both single family and multiple family residential property within Lancaster (e.g., land and construction costs, median home price, average rents), and on the following surveys and analysis of the current residential market in Lancaster:

Multiple Family Market Analysis All multiple family projects in Lancaster are reviewed with respect to the base density permitted within a multiple family zone. Base densities for multiple family land listed in Table HE-G-7 for the various multiple family zones are the base densities provided by the provisions of the Zoning Ordinance. The base density requirements (or entitlement density for multiple family residential projects) were adopted in February 1987. Under the base requirements, the applicant has the option of requesting a density greater than that shown in the table if the applicant provides for additional facilities as determined satisfactory by the approving authority. Since 1989, the City, through discretionary review, has approved ten multiple family projects (see Table HE-G-9). All of these projects were approved above the base density. With respect to the HDR zone, the average approval density was 23.4 units per acre while the average density for the MDR zone was 10 units per acre. Table HE-G-9 also shows that one senior apartment project was approved within the Commercial Business District CBD zone at a density of 26.4 units per acre which reflects use of the provision within the Zoning Ordinance that allows for the construction of multiple family projects within the commercial zones with approval of a conditional use permit. These average density figures for multiple family projects have been applied to Table HE-G-8 to determine potential sites for the adequate sites analysis. For example, the 113 acres of vacant HDR land is multiplied times the average approval density of 23.4 units which equals 2,644 potential sites (units) within the HDR zone.

The State Department of Housing and Community Development (HCD) has, in the past, expressed concern that limiting approval of multiple family projects at or near the base density may place units constructed in these projects outside the affordability range of lower income households. To investigate this concern, staff, during October 2000, conducted a survey of monthly rents for one and two bedroom units in several of the multiple family projects which have been constructed and occupied. The results of the survey are listed in Table HE-G-10. In the case of both one and two bedroom apartments, the rents ranged from \$420 to \$825 per month. The current income limits for very low-, low-, median-, and moderate income level households are listed in Table HE-G-11. By comparing tables HE-G-10 and HE-G-11, it can be seen that all of the apartment units fall within the low- to very low-income limits. The most expensive multiple family units listed in Table HE-G-11 were the Desert Colony Townhomes, which ranged from \$740 to \$825 for a two bedroom unit. But even these units fall within the low-income range.

It would appear from the above example that despite the base density requirements imposed by the Zoning Ordinance, rents for multiple family housing in Lancaster are affordable to very low- and low-income households. This affordability is quite likely indicative of most of the multiple family rental market in Lancaster. In fact, additional evidence of the affordability of renter-occupied housing in Lancaster is contained in an independent study conducted by Alfred Gobar and Associates in October 2000. Table HE-G-12 shows that the median monthly rent in Lancaster during this time was \$500 per month. Moreover, approximately 60 percent of those surveyed during the study were paying monthly rents that would qualify them as very low -income households while 100 percent of those surveyed were paying rents that would qualify them as low-income households. This data substantiates staff's findings that the Lancaster rental market is affordable to very low- and low-income households.

Table HE-G-9
Multiple Family Projects (Approved/Constructed)
(1989 - 2000)

Zone	Type of Unit	# Units	Acres	Base Density	Approval Density	Percent Complete
MDR	Apartments	36	3.20	7.1	11.3	100%
MDR	Apartments.	70	7.50	7.1	9.3	100%
MDR	Apartments	124	11.00	7.1	11.3	100%
MDR	Townhomes	50	4.42	7.1	11.3	100%
MDR	Apartments.	77	9.65	7.1	8.0	100%
MDR	Senior Apts	60	6.80	7.1	8.8	100%
HDR	Condominiums	122	6.90	15.1	17.8	100%
HDR	Apartments	320	20.00	15.1	16	100%
HDR	Senior Apts	206	7.44	15.1	27.7	0%
CBD*	Senior Apts	80	3.03	15.0	26.4	100%
TOTALS		1,145	79.94	-	-	-

Source: City of Lancaster, Department of Community Development
 *Subject to the provisions of the HDR Zone.

Table HE-G-10
Monthly Rents for One and Two
Bedroom Apartments

Project Name	Location	Type of Unit	# of Units	Monthly Rent	
				1 Bedroom	2 Bedrooms
Amargosa Creek	43336 N. Gadsden	Apartments	320	\$515	\$600
Desert Colony	2842 W. Ave. K		50		\$740-\$825
Lancaster Regency	2317 W. Ave. J-8	Apartments	77	N/A	\$420
Cedar Town Square	44942 N. Cedar Ave.	Senior Apartments	80	\$495	N/A

Source: City of Lancaster, Department of Community Development

Table HE-G-11
Income Limits for 1 and 2 Bedroom Units
March, 2000¹

Income Level	1 Bedroom	2 Bedrooms
Very Low	\$521	\$651
Lower	\$834	\$1,043
Median	\$1,043	\$1,303
Moderate	\$1,250	\$1,563

Source: State income limits, Department of Housing and Community Development, 2000

¹ Based upon 2 person and 4 person households as per direction of the Department of Housing and Community Development.

Table HE-G-12
Housing Affordability Lancaster - 2000

Rental Affordability	Respondents	Ownership Affordability	Respondents
Under \$300	3.3%	Under \$400	10.1%
\$300 to \$399	11.5%	\$400 to \$499	4.0%
\$400 to \$499	23.0%	\$500 to \$599	10.1%
\$500 to \$499	23.0%	\$600 to \$749	20.2%
\$600 to \$699	16.4%	\$750 to \$899	14.1%
\$700 to \$799	8.2%	\$900 to \$1,049	19.2%
\$800 to \$899	11.5%	\$1,050 to \$1,199	6.1%
\$900 to \$999	1.6%	\$1,200 to \$1,399	11.1%
\$1,000 & above	1.6%	\$1,400 to \$1,599	3.0%
		\$1,600 & above	2.0%
Median Mo. Rent	\$500	Median Mo. Mtg.	\$730

Source: Alfred Gobar Associates, November 2000

Single Family Market Analysis Unlike many areas of Southern California, affordable housing in Lancaster is not confined to multiple family units. Mobile homes, and in many cases, single family homes also offer affordable alternatives (see also discussion in Section D Housing and Household Characteristics). Table HE-G-12 indicates that the median monthly mortgage in Lancaster during October 2000 was \$730 per month. On an annual basis, this payment would equal \$8,760. Based on the criterion that housing costs should not exceed 30% of gross income, this would mean that the median priced home in Lancaster is affordable to low-income households (i.e., those paying between \$7,555 to

\$12,093 annually for housing in 2000). More specifically, Table HE-G-12 shows that well over 59% of those surveyed during the study were paying monthly mortgages that would be affordable to low-income households, while fully 24% of the households surveyed were paying monthly mortgages that would be affordable to very low-income households.

Staff performed a similar analysis on the new construction permits that were issued between January 1, 1998 to December 31, 2000 with very similar results. All of the 569 residential units constructed during this time were single family dwellings. Of the total number, 116 have residential addresses that would place them in Eastern Lancaster while 453 have addresses that place them in Western Lancaster. According to information from the Greater Antelope Valley Economic Alliance, the average price of homes sold in Eastern Lancaster during the first half of 2000 was \$90,755 while the average price of homes sold in Western Lancaster during this time was \$106,948. Based on the income information contained in Table HE-D-15, a family of four making between \$26,050 and \$41,700 in 2000 would be considered as a low-income household within Los Angeles County. Applying the criterion that housing costs should not exceed 30 percent of gross income yields an annual range of \$7,555 to \$12,093. This equals a monthly range of \$630 to \$1008. At an interest rate of 7%, on a 30-year fixed rate loan, the monthly mortgage payment on a \$90,755 home would be \$604. Since this mortgage payment would fall at the bottom of the low-income range, it can be concluded that all of the homes constructed within east Lancaster during this time would be affordable to low-income families.

By the same methodology, a family of four making between \$41,700 and \$62,500 would qualify as a moderate-income household within Los Angeles County. Applying the 30% housing cost criterion yields an annual range of \$12,093 to \$18,125 and a monthly range of \$1008 to \$1510. At the same interest rate and terms as the above example, the monthly mortgage payment on a \$106,948 home would equal \$712. Therefore, it can be concluded that all of the homes constructed within West Lancaster during this time would be affordable to moderate-income families with some being affordable to low-income households. From this analysis, it is estimated that at least 20% of the 569 units would be available to low-income families and 100% would be available to moderate-income families.

According to Table HE-G-8, there are 9,648 potential sites for single family homes within the R-7000 zone. Based on the above analysis, these sites alone could accommodate 100% of the total new construction need for the low- as well as the moderate- and above moderate-income households.

In comparison to much of Southern California, Lancaster is an affordable housing market. It also contains vacant land inventories that can more than meet the adequate sites requirement for all income categories and, therefore, has the potential to accommodate its share of the new construction need if market conditions permit and if the appropriate levels of state and federal funding are made available to provide adequate subsidies for housing programs.

H. PRESERVATION OF AFFORDABLE AT-RISK HOUSING UNITS

Section H provides an analysis of, and programs for, the preservation of assisted multi-family rental housing developments. Section 65583(a)(8) of California Housing Element law requires each city and county to conduct an analysis of existing assisted housing developments that are at-risk of conversion to market rate rents during the next ten years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. The analysis must include an inventory of at-risk units, an estimate of the cost of preserving the existing units and the cost to replace these units with new units comparable in size and rent levels, and a list of public and private non-profit entities capable of acquiring and operating at-risk projects. The analysis must also address possible funding sources for preservation or replacement of at-risk housing.

Assisted housing developments are defined by Section 65583(a)(8) as multi-family rental housing that receives governmental assistance under federal, state or local multi-family revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, or local in-lieu fees. Assisted housing developments also include multifamily rental units that were developed pursuant to a local inclusionary housing program or used to qualify for a density bonus. For this update of the Housing Element, the 10-year analysis period will be from the year 2000 to the year 2010.

The following components are included in this section:

- An overview of assisted housing programs;
- An inventory of projects with assisted multiple family units;
- A cost analysis of replacement vs. preserving at-risk units;
- Identification of preservation policies and strategies; and
- Review of resources for preservation.

1. Overview Assisted Housing Programs

The following describes the specifics of the various pertinent programs that have been enacted and applied to construct and preserve the assisted housing stock:

Section 221(d)(3) and Section 236 Projects: In this category, HUD provides low-interest loans for up to 90 percent of the project financing for a 40-year term. Rents are controlled by HUD and are based on the cost of operations and debt service. Many of these projects have Section 8 rental subsidies, under which HUD pays the difference between fair market rents for units and 30 percent of the low-income tenant's household income. Most of these projects now make over half of their units available to very low-income households (below 50 percent of area median income), and the rest to lower and moderate income households. Conversion to market rate housing occurs when owners prepay their forty-year loans after the first twenty years.

Until recently, prepayment of these loans have been regulated by the provisions of the Low-Income Housing Preservation and Resident Homeownership Act of

1990 (LIHPRHA). Under LIHPRHA, owners of a prepayment eligible project can choose to retain project ownership in exchange for additional federal incentives, or sell the properties under a voluntary sale program. Prepayment and conversion of the housing to non-low income use can only occur if there is no willing buyer to purchase the project. If an owner chooses to sell, LIHPRHA provides financing to tenants, non-profits, or local governments who are given an exclusive right to negotiate for the first twelve months. However, in 1996, Congress passed the Housing Opportunities Extension Bill which limited the incentives that can be offered to prepayment-eligible projects in exchange for extending the low-income use restrictions and allowed more flexibility for owners to prepay and sell the projects than previously provided for under LIHPRHA. Therefore, HUD now considers all prepayment-eligible projects to be at-risk of converting to market-rate housing.

According to data from the California Housing Partnership Corporation (CHPC), there are no assisted projects within the City of Lancaster that are financed under Section 236 or 221(d)(3) programs.

Project-based Section 8: In this category, the federal government pays the project owner the difference between a tenant's rent contribution (30 percent of income) and a higher contract rent set by HUD, which may be at or near market-rate rent levels. Tenants served have household incomes at or below 80 percent of area median income. Unlike tenant-based Section 8 programs, the project-based Section 8 subsidies are tied to the units and cannot be used by current tenants if they move elsewhere. Typically, HUD provided 15-20 year agreements for rental subsidies to project owners. Currently, when a project-based Section 8 contract expires, the owner has the option of renewal. HUD has the authority to renegotiate contract renewals subject to annual funding availability. The Section 8 assistance can be lost either through 1) non-renewal (opt-out), or; 2) expiration of a contract at the end of its term.

In 1997, Congress enacted the Multifamily Housing Reform and Affordability Act (MAHRAA), which substantially altered how Section 8 subsidies are provided. This legislation implemented the Mark-to-Market program, a market-oriented program designed to reduce the long-term Section 8 costs while preserving the available stock of affordable housing. Under this program, if the total contract amount is above 120% of the FMR, the owner has the option of continuing to operate with a Housing Assistance Payment (HAP) lowered to 100% of FMR or allowing HUD to restructure the loan to reduce the operating costs of the project. If the loan is restructured, HUD will require new financing so that HAP payments are equivalent to the area's comparable rents. The debt that cannot be serviced with the market HAP payment is converted into a "soft" second mortgage.

For private owners receiving subsidies that are lower than the market rate, HUD initiated the Mark-Up-To-Market program in 1999. This program allows owners to increase their rents if the FMR, in the locality of their projects is lower than the obtainable market rate. The program allows owners to request to have their rents renewed at the lesser of comparable rents or 150% of FMR. Even though these programs offer new options for project owners to maintain project-based Section 8 based subsidies, owners are not obligated to renew expiring contracts. Instead, they can elect to decline to renew the Section 8 contracts and convert to market rate rents.

Current federal law requires owners with expiring Section 8 contracts to provide notice to tenants and to HUD one year prior to the expiration date though they are not required to officially file to terminate their contracts until 120 days prior to the expiration. State law requires owners to provide tenants, local government, local housing authorities, and HCD with written notification of intent to terminate contracts nine months prior to the expiration.

Other Financing or Incentives: In addition to federally assisted housing units, state and local housing programs also help. Other financing mechanisms may include local bond issues, projects financed with the Community Development Block Grant, HOME, or with other locally controlled funds, or with state financing programs. Units falling under this category are bound by contracted rent restrictions and are not pre-empted by federal law.

Approximately 20 percent of the rental housing in California that is at-risk of conversion from low-income use is assisted with (federally-authorized) State or local-issued mortgage revenue bonds (MRB's). These properties are financed with below-market interest rate mortgages in exchange for restricting a portion of the units for lower-income households for a specified period of time. All redevelopment agencies are legally required to set aside 20% of tax increment financing generated from redevelopment activities for the provision of low-income housing. If a city chooses, a portion of this funding can be allocated towards preservation efforts.

The California Tax Credit Allocation Commission (TCAC) administers two LIHTC programs: the nine percent credit program and the four percent credit program. Under the nine percent program, sponsors can sell annual credits equal to nine percent of eligible basis for up to ten years. Per federal law, annual allocations under the nine percent program are capped at \$1.25 per State resident per year. Proceeds from the sale of nine percent tax credits typically cover 40 to 50 percent of development costs. Assuming an average per-unit development cost of \$150,000, this means that the nine percent LIHTC will typically fund between 500 and 700 new affordable housing units each year. TCAC annually awards the nine percent tax credits based on a combination of formula and competition. Nine percent credits may not be used in concert with some federal housing grant programs. This limits their ability to leverage other financial resources.

The four percent credits are applied the same way as the nine percent credits, but are not limited by the \$1.25 per capita ceiling and may be used in combination with other federal housing dollars. Sponsors are therefore not required to compete for them. Funds raised from the sale of four percent credits typically cover 20 to 30 percent of project costs. California has its own three percent LIHTC program, which may only be used in concert with the federal nine percent program. Use of the three percent State tax credits typically increases the amount of equity non-profits are able to raise from private sources by 10 to 20 percent.

In accordance with state law, the City revised its zoning ordinance to incorporate density bonus provisions that provide incentives for the development of housing for low- and very low-income households and procedures for reviewing development applications for such projects. The density bonus provisions provide for a density increase of at least 25% over the otherwise maximum allowable residential density allowed under the zone, plus additional incentives where warranted. These provisions are contained in Section 17.08.350 of the Lancaster Municipal Code. Utilizing the density bonus provisions, the City approved "Aurora Gardens", a 132 unit senior assisted living complex that is currently under construction.

2. Inventory of Projects with Assisted Multi-family Residential Units

Following is an inventory of assisted rental housing developments within the City of Lancaster by type of assistance including numbers of units provided to low/moderate-income and senior households and an assessment of when affordability restrictions will expire for each applicable project. This inventory was identified utilizing the California Housing Partnership Corporation's "Inventory of HUD-Assisted Multi-family Housing", the Los Angeles County Housing Element, the HUD database of Section 8 Expiring Contracts, and the assisted multi-family inventories of the City of Lancaster, and the Lancaster Redevelopment Agency :

1) ANTELOPE VALLEY APTS 3107 W. Avenue K-4. Lancaster, CA 93534	Owner/Manager: Antelope Valley Apartments 5150 Overland Avenue Culver City, CA 90230 Owner Type: For Profit
Subsidy Type: HUD Section 8 Financing: HUD Section 211(d)(4) Subsidy Expiration: 3/14/2003	

Antelope Valley Apartments a 120-unit multi-family apartment built in 1980 and appears to be in excellent condition. According to the CHPC, all 120 units are under a Section 8 unit-based contract that is scheduled to expire in March 2003.

2) FERNWOOD SENIOR CITIZENS APARTMENTS 45151 N. Fern Ave. Lancaster, CA 93534	Owner/Manager: Fernwood Apartments 2000 Corporate Ridge McLean, VA 22102
Subsidy Type: Section 8 Financing: HUDSection 221 (4) Subsidy Expiration Date: Annual Review	Owner Type: For Profit

Fernwood Senior Citizens Apartments is composed of one building containing 76 units. The well-maintained improvements were constructed in 1979 and do not require rehabilitation. Seventy-five of the units have project-based Section 8 contracts that are renewable on an annual basis.

3) RIDAN GARDEN APARTMENTS 1037 E. Ave. K Lancaster, CA 93535	Owner/Manager: Ridan Gardens 1915 Morena Blvd. San Diego, CA 92110
Subsidy Type: Section 8 Financing: HUDSection 221 (4) Subsidy Expiration Date: 1 2/13/01	Owner Type: For Profit

Ridan Garden Apartments was constructed in 1981 and is in excellent condition. The total of 60 apartment units are subsidized by a Section 8 subsidy which will expire in December 2001.

4) LANCASTER HOMES APTS
711 West Jackman Street
Lancaster, CA 93534
Subsidy Type: Section 8
Subsidy Expiration Date: 6/6/03

Owner/Manager:
Los Angeles Housing Authority
500 West Temple St.
Los Angeles, CA 90012

Owner Type: Non-profit

Lancaster Homes is a 120 unit senior apartment that was constructed in 1982 and is in excellent condition. The project is owned by the Los Angeles Housing Authority and all 120 units are under a Section 8 contract with an expiration date of January, 2009.

5) COLLEGE PARK APARTMENTS
43331 W. 30th St.
Lancaster, CA 93536

Owner/Manager:
College Park Apartments
2000 Corporate Ridge
McLean, VA 22102

Subsidy Type: Section 8
Financing: HUD Section 221 (4)
Subsidy Expiration Date: 6/6/03

Owner Type: For Profit

College Park Apartments were constructed in 1982 and consist of 61-units in five buildings built on 4.72 acres. Sixty of the units are under a Section 8 Project Based contract that is scheduled to expire in June, 2003.

6) SIERRA VILLA EAST
621 E. Avenue I
Lancaster, CA 93535

Owner/Manager:
Sierra Villa East
1800 Ave. of the Stars
Los Angeles, CA 90067

Subsidy Type: Section 8
Financing: HUD Section 221 (4)
Subsidy Expiration Date: 8/23/03

Owner Type: For Profit

Sierra Villa East was constructed in 1982 and is in excellent condition. It is composed of one building containing 91 units on a 6.32 acre site. Ninety of the units are under a Section 8 Project Based that are scheduled to expire in August 2003.

7) DANILO GARDENS
43650 Challenger Way
Lancaster, CA 93534

Subsidy Type: Section 8
Financing: HUD Section 221 (4)
& TCAC
Subsidy Expiration Date: 1/5/2004

Owner/Manager:
Danilo Gardens, a general
Partnership
1915 Morena Blvd.
San Diego, CA 92110
Contact: John Grady
Owner Type: For Profit

Danilo Gardens was constructed in 1982, and is a well-maintained 100-unit apartment building. Ninety-five of the units have project-based Section 8 contracts. Seventy-five of the Section 8 units are subject to annual renewal while the remaining 20 units are under contracts scheduled to expire in January, 2004.

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| 8) HIGH VALLEY APARTMENTS
2325 W. Avenue J-8
Lancaster, CA 93534

Subsidy Type: Mtg. Rev. Bond -
LRA & Section 8
Financing: HUD 221(d)(4)
Subsidy Expiration: MRB, 9/28/27 | Owner/Manager:
Engel/Devore
733 Greencrest Dr.
Westerville, OH 43081

Owner Type: For Profit |
|---|---|

High Valley Apartments is a 140 unit complex that was financed with Lancaster redevelopment Agency mortgage revenue bonds that restricts 28 units at affordable rates until September 2027. In addition, 92 of the apartments are Section 8 units with contracts that are renewable on an annual basis. The property was constructed in 1986 and requires no rehabilitation.

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| 9) ANTELOPE PINES
43519 Kirkland
Lancaster, CA 93535

Subsidy Type: Mtg. Rev. Bond -
City
Subsidy Expiration Date: 11/1/26 | Owner/Manager:
Equity Directions
18818 Teller Ave.
Irvine, CA 92612

Owner Type: For Profit |
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Antelope Pines is a five building-73 unit apartment building constructed in 1985 on 3.5 acres. The project was financed with City of Lancaster issued mortgage revenue bonds. In exchange for the MRB financing, the owners pledged to retain 63 of the units as affordable until January, 1995. The property is well maintained and does not require rehabilitation.

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| 10) THE WILLOWS
1650 W. Avenue K-8
Lancaster, CA 93534

Subsidy Type: Mtg. Rev. Bond -
City
Subsidy Expiration Date: 8/1/26 | Owner/Manager:
Riva Park Development I, Inc.
223 E. Thousand Oaks Blvd.
Thousand Oaks, CA 91360

Owner Type: For Profit |
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The Willows provides 46 assisted units on a one-half acre lot. Originally constructed in 1985, the Willows remains to be in good condition and does not require rehabilitation. Affordability restrictions required by the City of Lancaster's mortgage revenue bond issue will expire in August, 2026.

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| 11) SILVER WINDS
45180 Fern Ave. & Ave. I
Lancaster, CA 93534

Subsidy Type: Mtg. Rev Bond -
City
Subsidy Expiration Date: 8/01/26 | Owner/Manager:
Gangi Builders, Inc.
P.O. Box 4367
Glendale, CA 91202

Owner Type: For Profit |
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Silver Winds an apartment building originally constructed in 1982. The property was sold by the Los Angeles County Housing Authority to its current owners in 1985. The terms of the mortgage revenue bond financing package provided by the City of Lancaster dictate that 25 remain subsidized under affordability restrictions until August, 2026.

12) MONTECITO 835 W. Avenue L Lancaster, CA 93534 Subsidy Type: Mtg. Rev. Bond - LRA Subsidy Expiration Date: 10/17/28	Owner/Manager: Lancaster 192 LTD 1667 E Lincoln Ave. Orange, CA 92668 Owner Type: For Profit
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Montecito was constructed in 1985 utilizing Lancaster Redevelopment Agency mortgage revenue bond financing. In exchange for financing assistance, the developer pledges to keep 39 units at affordable rates until October, 2028. The property is in good condition with no apparent need of rehabilitation.

13) CEDAR RIDGE 2105 E. Avenue J-8 Lancaster, CA 93535 Subsidy Type: Mtg. Rev. Bond - LRA Subsidy Expiration Date: 11/26/29	Owner/Manager : Fuller Properties Partnership III 4305 Rocky Point Rd. Anaheim Hills, CA 92807 Owner Type: For Profit
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Built in 1986 utilizing Lancaster Redevelopment Agency mortgage revenue bonds, the owners of the Newporter apartments pledge to maintain 22 of the total developments 110 units at affordable rental rates until November, 2029. The property consists of four buildings on approximately ten acres.

14) WOODCREEK GARDEN APTS 43530 Gadsden Lancaster, CA 93535 Subsidy Type: Mtg. Rev. Bond - LRA Subsidy Expiration Date: 8/01/28	Owner/Manager: Equity Directions 77564 Country Club Drive Palm Desert, CA 92211 Owner Type: For Profit
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Constructed in 1988 Woodcreek is an excellent quality multi-family apartment complex composed of 208 units on 4.47 acres. The property was financed utilizing Lancaster Redevelopment Agency issued mortgage revenue bonds in exchange for affordability restrictions on 84 units which expire in August, 2028.

15) WEST PARK VILLAS 1800 W. Avenue J-12 Lancaster, CA 93534 Subsidy Type: Mtg. Rev. Bond - LRA Subsidy Expiration Date: 12/01/26	Owner/Manager: 20th Street Apartment Assoc. 23622 Calabasas Rd Calabasas, CA 91302 Owner Type: For Profit
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West Park Villas was constructed in 1987 utilizing Lancaster Redevelopment Agency mortgage revenue bond financing. The property consists of 272 units in 5 buildings. Fifty-five of the units are restricted at affordable rents until December, 2026. The property is in good condition and does not require rehabilitation.

16) SUNSET CREEK 43244 16th St. West Lancaster, CA 93534	Owner/Manager: Robert Randall Co. 9500 SW Barbur Blvd., #300 Portland, OR 97219
Subsidy Type: Mtg. Rev. Bond - LRA	Owner Type: For profit
Subsidy Expiration Date: 11/01/27	

Sunset Creek Apartments was constructed in 1988 and financed with Lancaster Redevelopment Agency mortgage revenue bond financing and is in excellent condition. A total of 30 units are restricted to affordable rates until November 2027.

17) SIERRA RETIREMENT VILLAGE 43321 North Sierra Highway Lancaster, CA 93534	Owner/Manager: Sierra Village Associates 4400 MacArthur Blvd. Newport Beach, CA 92660
Subsidy Type: LRA loan TCAC	Owner Type:
Subsidy Expiration Date: N/A	

Sierra Retirement Village was constructed in 1999 through loan assistance provided by the Lancaster Redevelopment Agency through the use of State Home funds. The complex involved reconstruction of a vacant motel creating a 96-unit senior housing complex complete with on-site medical and food services for very low-income senior citizens.

Inventory summary: Table HE-H-1 summarizes Lancaster's multi-family apartment properties that have known affordability restrictions. There are currently ten properties in Lancaster financed with mortgage revenue bonds. These properties have a total of 2,044 units of which 487 or 23.8% are affordable to households with incomes at or below 50% of the area median income. All have been financed with locally issued bonds. Currently, none of these MRB financed projects have subsidies that are scheduled to expire within the next two planning periods.

All of the units that are at some risk of losing their affordability restrictions during the two planning periods are units that are covered by project-based Section 8 contracts. Table HE-H-1 shows that there are 712 project-based Section 8 units in eight apartment projects throughout the City. Of this total, 195 are located in senior apartment projects and 517 are in family oriented projects. Three hundred and fifty of the Section 8 units are under contracts that are scheduled to expire at various dates during the first planning period, while the 120 Section 8 units that comprise the Lancaster Homes senior project will not expire until late in the second plan second planning period.

**Table HE-H-1
Inventory of Lancaster "At Risk" Affordable Rental Units**

Project Name	Section 221d3 Units	Section 236 Units	Section 8 Units	Section 8 Elderly Units	MRB Low Income Units¹	Termination/Expiratio n Date
Planning Period1 (2000-2005)						
Antelope Valley Apartments			120			3/14/03
Fernwood Senior Citizens Apartments				75		annual
Ridan Garden Apartments			60			12/13/01
College Park Apartments			60			6/6/03
Sierra Villa East			90			8/23/03
Danilo Gardens			75			annual
			20			1/5/04
High Valley Apartments			92			annual
Planning Period 2 (2005-2010)						
Lancaster Homes Apartments				120		1/31/2009
Future Planning Period						
High Valley Apartments					28	9/28/27
Antelope Pines					63	11/1/26
The Willows					46	8/1/26
Silver Winds					25	8/1/26
Montecito					39	10/17/28
Cedar Ridge					22	11/26/29
Woodcreek Garden					84	8/1/28
West Park Villas					55	8/1/26
Sunset Creek					30	11/1/27
Sierra Retirement Village					96	11/1/27
TOTAL			517	195	487	

Source: California Housing Partnership Corporation (CHPC), Lancaster Redevelopment Agency

Two hundred and forty two of the Section 8 units listed under the first planning period have already exceeded the dates of their long-term contracts and are being renewed through one-year extensions. Passage of the Housing Opportunities Extension Bill in 1996 allow owners of projects with Section 8 contracts to opt-out of the program with a six month notice prior to expiration of the contracts. For owners who elect to remain in the program, HUD has the authority to renew these contracts on an annual basis pending funding availability. With the initial renewal, HUD surveys the project's market rents and adjusts them accordingly. If the rents are significantly above market, there is no incentive to convert to market rates. This appears to be the case in all of the unit-based Section 8 projects in Lancaster. Data from the California Housing Partnership Corporation indicates that none of the projects with project-based Section 8 contracts have elected to opt-out of the program nor have any pre-pay notices or terminations been filed as of November 2000. City staff compared the CHPC data with the HUD Project-based Section 8 Expiring Contracts database which further supported the CHPC data. Therefore, it appears that the affordability of the Lancaster market enables HUD to provide these projects with contracts that make it advantageous for the owners not to opt out of the program.

It is unlikely that owners will voluntarily terminate their Section 8 contracts for the foreseeable future. This consensus is based upon the fact that land costs are relatively low in Lancaster in relation to the greater Los Angeles. The CHPC recently performed a risk assessment of the potential loss of HUD-assisted multi-family housing in California. In their risk assessment methodology, CHPC rated profit-motivated projects as "low-risk" based on market factors, if they had restricted rents above 120% of the estimated potential market rent. This assessment determined that all except one of the nine projects that contain project-based Section 8 units are considered to be "low-risk" based on market factors. The one exception is listed as having insufficient data for risk assessment. According to current L.A. County Assessor's records, this project, the Lancaster Homes Apartments, is owned by the Los Angeles Housing Authority.

3. Replacement/Preservation of At-Risk Housing

The City of Lancaster and the Lancaster Redevelopment Agency have taken a pro-active stance in providing affordable multi-family housing opportunities for its citizenry. This is evidenced by the preponderance of MRB financed developments with affordability restrictions within the City. Currently, none of these MRB financed projects have subsidies that are scheduled to expire within the next two planning periods. All of the units at-risk of losing affordability restrictions during the next two planning periods are under HUD project-based Section 8 contracts. Table HE-H-2 indicates that between year 2000 and 2010, the contracts on some 470 project-based Section 8 units are scheduled to expire.

The cost for replacement of the at-risk units is somewhat difficult to estimate. This is because currently there are no multiple family developments under construction within the City that are compatible with the at-risk projects. The most recent comparable multiple family project is the "Regency Apartments", a 78-unit project which was completed in 1997. However, since that time, land costs and construction costs have risen.

According to the Los Angeles County Department of Regional Planning, the construction cost for new affordable rental units, both family and senior housing, is between \$90,000 and \$165,000 per unit, including land. For the purposes of its preservation analysis, the County used the high-end construction cost estimate which is appropriate because land costs have risen dramatically in most of Los Angeles County. However, use of the high-end construction cost estimate was deemed inappropriate for the City's analysis. This is because the Lancaster residential market is more affordable than the County in general and land costs are much less expensive. The City of Palmdale, in its at-risk analysis, cited the construction cost of the "Casablanca Apartments", a 200-unit tax credit project that was completed in 2000. The per unit cost for this project was cited at \$112,971. Although land costs in Palmdale tend to be somewhat higher than Lancaster, the figure of \$112,000 was considered the most current estimate available and, therefore, was incorporated into the City's analysis.

The County estimated that the cost to preserve at-risk multiple family housing through rehabilitation ranged between \$20,000 and \$40,000 per dwelling unit. The City of Palmdale's more local analysis estimated the cost to purchase and rehabilitate the at-risk multiple family units to be \$40,000 per unit which compares favorably with the County's estimate. Since land is normally not a component of the cost for rehabilitation, this cost should be similar throughout the County. Therefore, the City's analysis incorporates a figure of \$40,000 per dwelling unit as the cost to preserve at-risk multiple family housing.

Based on these estimates, Table HE-H-2 shows that the total cost to replace the 470 at-risk project-based Section eight units would be \$52,640,000 while the cost to preserve the units through rehabilitation is estimated to be \$18,800,000.

Table HE-H-2
Cost to Replace vs. Preserve At-Risk Multi-family Housing
Expiring between (2000 - 2010)

Name of Development	Assisted Units	Cost to Replace	Cost to Rehabilitate
Lancaster Homes	120	\$13,440,000	\$4,800,000
Ridan Gardens	60	\$ 6,720,000	\$2,400,000
Antelope Valley	120	\$13,440,000	\$4,800,000
College Park Apts	60	\$6,720,000	\$2,400,000
Sierra Villa East	90	\$10,080,000	\$3,600,000
Danilo Gardens	20	\$ 2,240,000	\$ 800,000
Total	470	\$ 52,640,000	\$ 18,800,000

Table HE-H-3 shows that the per unit replacement cost would be \$72,000 more than the cost to preserve the units through rehabilitation. To replace all 470 units would cost over \$33,800,000 more than it would to preserve them. Therefore, it would appear that preservation through the use of public subsidies is the most cost effective approach over the long term.

**Table HE-H-3
Per Unit Replacement Versus Preservation Costs**

Replacement Cost		Preservation Cost		Variance	
<u>\$52,640,000</u>	<u>\$112,000</u>	<u>\$18,800,000</u>	<u>\$40,000</u>	<u>\$33,800,000</u>	<u>\$72,000</u>
Total	Per Unit	Total	Per Unit	Total	Per Unit

Due to the market factors discussed in Sections C, D and G of the Housing Element, the issue of the relative cost of replacement versus preservation of at-risk units may be irrelevant at least for the duration of the current planning period. Since the free market is clearly supplying multi-family housing at or below the affordable rent levels of the very-low and low income households, preservation is the only rational and economic alternative towards maintaining the number of currently assisted units. The market will be monitored, however, and at such time in the future that Lancaster's land economy begins to negatively impact the supply of affordable multi-family units, appropriate analysis regarding the relative cost of preservation versus replacement shall be conducted.

4. Preservation Policies and Strategies

This section outlines policies and strategies for inclusion in Lancaster's Housing Element in response to the need for low income housing preservation. It has been specifically prepared to provide suggestions and guidance in the preparation of the Housing Element modifications required for preservation projects by July 1, 2005 and targets the types of subsidized housing in Lancaster. Strategies for preserving MRB assisted projects are addressed here even though none of these projects will be affected during the planning period. This is done in the interest of providing long-term preservation strategies for all assisted housing.

(a). Policies

The ultimate intent of the City is to preserve affordable housing permanently. With this in mind, the following policies are proposed for inclusion in the Housing Element:

To preserve affordable housing permanently:

- 1) Preserve the existing housing stock for the longest term possible. The ideal is permanent preservation of affordability.
- 2) Seek policies/Regulatory Agreement restructuring which provide the political jurisdiction or its designee opportunity to purchase the property at the conclusion of the mortgage.

If permanent preservation is not possible in a particular case:

- 1) Minimize displacement of current tenants by negotiating anti-displacement policy or relocation mitigation with the owner.

In all new restricted developments, whenever possible:

- 1) Structure transactions so that no displacement occurs at the termination of controls.

b. Strategies

The strategies to implement these broad policies will vary depending on the financing structure of the housing to be preserved. In general, there are two categories of projects which may be at risk of being lost as affordable housing):

- 1) Project-based Section 8 Projects: those projects which have received Section 8 subsidy contracts that are tied to the project.
- 2) Projects with Other Financing or Incentives: those projects which have received either state or local assistance over the past 20 years and have regulatory agreements with an expiration date. This may include tax-exempt financed projects, projects receiving a density bonus or projects receiving direct state or local assistance which are otherwise not included in category 1.

In Lancaster, HUD Section 221 (4), Section 8, and local bond financed projects exist. The following sections outline strategies to preserve these types of projects.

Project-based Section 8 Units

The term of restriction for Section 8 projects is established by the Housing Assistance Payments Contract. The loss of Section 8 for these properties may occur in one of two ways. First, some Section 8 Contracts provide the owner with the opportunity to "opt-out" of the Section 8 program and raise rents to the level allowed by whatever other regulatory requirements are on the property. Because there are presently no federal or state requirements to provide for the long-term preservation of these properties, other than notice provisions to local governments and non-profits, rents may rise to market rate.

Second, the federal government may not offer an extension of expiring contracts, even if an owner wants to renew, which, while this has not been the case up to now, could occur at any point at which Congress elects not to reauthorize enough Section 8 allocations to cover further extensions.

Strategies to preserve Section 8 project-based housing include:

- 1) Communicate regularly with the owner to determine his/her interest in terminating the Section 8 contract.
- 2) Keep abreast of actions by Congress regarding continued appropriation of Section 8, and actively support appropriations.
- 3) Consider Purchasing properties, either directly, or in conjunction with the local housing authority or a local nonprofit, to ensure permanent preservation.

- 4) Monitor implementation of programs contained in the Los Angeles County Housing Element pertaining to the preservation of HUD Financed projects within the City limits.

c. Units with other Financing or Incentives

Other types of subsidies which regulate housing affordability include tax-exempt bond financing and density bonus programs. Strategies to preserve properties financed by other subsidy programs are directly dependent upon the specific restrictions or subsidies which were provided in conjunction with the subsidy.

The key elements for preserving locally subsidized affordable housing are:

- 1) to identify the potential to convert as soon as possible;
- 2) to communicate with owners and tenants;
- 3) to define the specific opportunities as soon in the process as possible, and;
- 4) to monitor the implementation of programs for replacement and preservation as contained in the Los Angeles County Housing Element.

The involvement and education of tenants and non-profits as active partners is an important part of this strategy. Resources in addition to local resources which are available to assist nonprofit and local governments include the California Housing Partnership Corporation, and various intermediaries, such as the Local Initiatives Support Corporation (LISC), and the State Department of Housing and Community Development's Policy Division.

One possible strategy for preservation of MRB restricted units is bond refunding subject to renewed affordability restrictions.

5. Resources for Preservation

Two types of preservation resources were considered for preserving at-risk units; public agencies and nonprofit housing corporations and public financing/subsidy programs.

a) Public Agencies and Nonprofit Housing Corporations

In addition to the resources of the City of Lancaster and the Lancaster Redevelopment Agency, the other public agency which has jurisdictional, legal and managerial capacity to acquire and manage assisted housing developments is the Los Angeles County Housing Authority.

Nonprofit housing corporations with legal and managerial capacity to acquire and manage assisted housing developments are identified in Table HE-H-4. The table provides a list of non-profit entities within Los Angeles County that are interested in participating in the first right of refusal program. A more comprehensive list is available from the State Department of Housing & Community Development (HCD).

Table HE-H-4
Entities Interested in Participating in California's First Right of Refusal Program
Pursuant to Government Code Section 658363.11
(Los Angeles County)

Organization	Address	City	State	Zip Code	Phone Number	Contact Person
A Community of Friends	3345 Wilshire Blvd., Ste 1000	Los Angeles	CA	90010	(213) 480-0809	J. Monique Lawshe
Access Community Housing, Inc.	2250 E. Imperial Hwy, #200	El Segundo	CA	90245	(310) 648-6648	Herb Child
Affordable Homes	P.O. Box 900	Avilla Beach	CA	93424	(805) 773-9628	Harold Rosen
Affordable Housing People	7720 B El Camino Real, Ste 159	Carlsbad	CA	92009	(760) 436-5979	Lance Camow
BRIDGE Housing Corporation	One Hawthorne, Ste 400	San Francisco	CA	94105	(415) 989-1111	Lydia Tan
BUILD Leadership Development, Inc.	1280 Bison, Ste B9-200	Newport Beach	CA	92660	(949) 720-7044	Tracy Green
Century Housing Corporation	300 Corporate Pointe, Ste 500	Culver City	CA	90230	(310) 642-2007	Ken Reed
City of Pomona Housing Authority	505 South Garey Avenue	Pomona	CA	91766	(909) 620-2120	Hector Apodaca
Community Partnership Dev. Corp.	7225 Cartwright Ave.	Sun Valley	CA	91352	(818) 503-1548	Ollie McCaulley
Community Rehabilitation Services, Inc.	4716 Cesar E. Chavez Ave.	Los Angeles	CA	90022	(323) 266-0453	Al Rivera
Eden Housing, Inc.	409 Jackson Street	Hayward	CA	94544	(510) 582-1460	Catherine Merschel
FAME Housing Corporation	2248 S. Hobart Blvd..	Los Angeles	CA	90018	(323) 737-0897	Peggy G. Hill
Foundation for Affordable Housing, Inc.	2847 Story Road	San Jose	CA	95127	(408) 923-8260	Wallace Shepherd
Foundation for Quality Housing, Inc.	4640 Lankershim Blvd., #204	No. Hollywood	CA	91602	(818) 763-0810	Sy or Gary Braveman
Hollywood Community Housing Corp.	1726 N. Whitley Ave.	Hollywood	CA	90028	(323) 469-0710	Christina V. Duncan
Hope-Net	760 S. Westmoreland Ave.	Los Angeles	CA	90005	(213) 389-9949	Canoace Whalen
Housing Authority of the City of L.A.	P.O. Box 17157, Foy Station	Los Angeles	CA	90017	(213) 252-2701	Phillip DeLao
Housing Corporation of America	31423 Coast Highway, Ste 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar
Jamboree Housing Corporation	2081 Business Center Dr. #216	Irvine	CA	92612	(949) 263-8676	Lila Lieberthal
Korean Youth & Community Center, Inc.	680 Wilton Place	Los Angeles	CA	90005	(213) 365-7400	Jimmy Lee
Latin American Civic Association	340 Parkside Drive	San Fernando	CA	91340	(818) 361-8641	Ray Valenzuela
Long Beach Affordable Housing Coalition	110 West Ocean Blvd., #350	Long Beach	CA	90802	(562) 983-8880	H.Kim Huntley
Los Angeles Community Design Center	315 W. 9th St., Suite 410	Los Angeles	CA	90015	(213) 629-2702	E. Barnes/R. Cox
Los Angeles Housing Dept.	111 N. Hope St., 7th floor, Room 714	Los Angeles	CA	90012	(213) 367-9083	Ruperto Albelda
Los Angeles Housing Partnership, Inc.	515 S. Figueroa St., Suite 940	Los Angeles	CA	90071	(213) 629-9172	Louis J. Bernardy
Many Mansions, Inc.	80 E. Hillcrest Drive, #219	Thousand Oaks	CA	91360	(805) 496-4948	Dan Hardy
Nehemiah Progress. Housing Dev. Corp.	1851 Heritage Lane, Suite 201	Sacramento	CA	95860	(916) 231-1999	Kenneth Watkins
Pico Union Housing Corporation	1345 S. Toberman	Los Angeles	CA	90015	(213) 252-1991	Genny Alberts
Shelter for the Homeless	15161 Jackson Street	Midway City	CA	92655	(714) 897-3221	Jim Miller
Skid Row Housing Trust	1317 E. 7th St.	Los Angeles	CA	90021	(213) 683-0522	Jim Bonar
Sotari Enterprises, Inc.	1544 W. Yale Ave.	Orange	CA	92687	(714) 282-2520	Bruce Solari
Southern California Housing Dev. Corp.	8265 Aspen St., Suite 100	Rancho Cucamonga	CA	91730	(909) 483-2444	D. Anthony Mize
So. California Presbyterian Homes	1111 N. Brand Blvd., Suite 300	Glendale	CA	91202	(818) 247-0420	Ben Beckler
The Long Beach Housing Dev. Co.	333 W. Ocean Blvd., 2nd floor	Long Beach	CA	90802	(562) 570-6926	Diana V. McNeel
W. Hollywood Community Housing Corp.	8285 Sunset Blvd., Suite 3	West Hollywood	CA	90046	(323) 650-8771	Paul Zimmerman

Source: California Department of Housing and Community Development

b) Public Finance and Subsidy Programs

CDBG Funds: From 1995 - 2000, the City of Lancaster received approximately \$1,243,426 annually in Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD). This annual entitlement allocation amounted to \$6,217,128 over this five-year period. Over the next ten years, if the City continues to receive funding at the same average annual level, the City should have approximately \$12,434,260 to use in CDBG funds. However, this funding source is difficult to forecast because CDBG funding is discretionary federal money, and with a new administration and high attention being given to federal "grant" programs on Capital Hill, CDBG may be deemed one of the easier programs to cut in order to fund other "more critical" federal programs. In the City of Lancaster, these funds are used for a variety of housing rehabilitation and assistance programs along with economic development/job creation activities.

HOME Funds: The HOME program is the largest federal block grant to State and local governments designed exclusively to create affordable housing for low-income households. HOME funds are awarded annually as formula grants to participating jurisdictions. During Fiscal Year 1999-2000, the State awarded the City \$682,500 in HOME funds. The Lancaster Redevelopment Agency will lend most of this amount to North Woods-Lancaster LLC to for the construction of a 192 unit senior citizen complex for extensive continuum of care for seniors. Since HOME funds are awarded annually based on applicable projects, there is no way to estimate how much HOME funding will be received during the planning period.

c) Redevelopment Agency Tax Increment Funds

The City of Lancaster's primary source of long term funding for preserving affordable housing is the Lancaster Redevelopment Agency's Housing Funds. Consistent with the California Redevelopment Law, the Lancaster Redevelopment Agency is obligated to "set-aside", into a separate fund twenty percent of the tax increment revenues received. For Fiscal Year 2000-2001, the Agency projects that approximately \$4,794,877 in funds will be generated through tax increment. However, nearly \$3,961,786 of available funds will be required to pay debt service. The Agency has supported funding for a variety of housing related projects including residential rehabilitation grants and loans, assistance to developers who agree to provided affordable housing opportunities subject to recorded restriction, senior housing developments and purchase of property for future housing development programs. Projected receipts and expenditures of the Lancaster Redevelopment Agency's Low and Moderate-Income Housing Fund during Fiscal Year 2001-2002, through Fiscal Year 2003-2004 are summarized in Table HE-H-5. Continuance of programs in support of preservation, creation and rehabilitation of affordable housing in the City of Lancaster and consistent with state law requirements, is a high priority for use of the Housing Funds by the Lancaster Redevelopment Agency.

Table HE-H-5
Lancaster Redevelopment Agency
Estimated Agency Funds Receipts and Expenditures
1999-2004

Fund Activity	Fiscal Year				
	1999-00	2000-01	2001-02	2002-03	2003-04
Yearly Beginning Balances	\$7,322,147	\$2,427,255	\$1,953,709	\$1,397,633	\$ 781,314
Estimated Receipts					
A. Tax Increment	4,688,605	4,794,877	4,898,025	5,015,585	5,150,096
B. Land Sale Proceeds					
C. Interest Income	366,107	121,363	97,686	69,882	39,065
D. Transfers In	5,311,820				
E. Bond/Note Proceeds					
Totals	17,688,679	7,343,495	6,949,420	6,483,100	5,970,475
Estimated Expenditures					
A. Transfers Out	5,311,820				
B. Programs & Projects	5,987,818	1,428,000	1,590,000	1,740,000	1,875,000
C. Debt Service Pymts.	3,961,786	3,961,786	3,961,786	3,961,786	3,961,786
Totals	15,261,424	5,389,786	5,551,786	5,701,786	5,836,786
Ending Balances	\$2,427,255	\$1,953,709	\$1,397,633	\$ 781,314	\$ 133,690

Source: Lancaster Redevelopment Agency five-year implementation Plan (1999-2004), Tables 17-17.6.

THE HISTORY OF THE
CITY OF BOSTON

FROM THE FIRST SETTLEMENT
TO THE PRESENT TIME

1630	First settlement of Boston by Puritan emigrants from England.
1634	First town meeting held in Boston.
1635	First church organized in Boston.
1636	First school established in Boston.
1638	First printing press set up in Boston.
1644	First fire in Boston.
1650	First public library established in Boston.
1656	First public school established in Boston.
1660	First public hospital established in Boston.
1664	First public workhouse established in Boston.
1670	First public almshouse established in Boston.
1675	First public prison established in Boston.
1680	First public hospital established in Boston.
1685	First public workhouse established in Boston.
1690	First public almshouse established in Boston.
1695	First public prison established in Boston.
1700	First public hospital established in Boston.
1705	First public workhouse established in Boston.
1710	First public almshouse established in Boston.
1715	First public prison established in Boston.
1720	First public hospital established in Boston.
1725	First public workhouse established in Boston.
1730	First public almshouse established in Boston.
1735	First public prison established in Boston.
1740	First public hospital established in Boston.
1745	First public workhouse established in Boston.
1750	First public almshouse established in Boston.
1755	First public prison established in Boston.
1760	First public hospital established in Boston.
1765	First public workhouse established in Boston.
1770	First public almshouse established in Boston.
1775	First public prison established in Boston.
1780	First public hospital established in Boston.
1785	First public workhouse established in Boston.
1790	First public almshouse established in Boston.
1795	First public prison established in Boston.
1800	First public hospital established in Boston.
1805	First public workhouse established in Boston.
1810	First public almshouse established in Boston.
1815	First public prison established in Boston.
1820	First public hospital established in Boston.
1825	First public workhouse established in Boston.
1830	First public almshouse established in Boston.
1835	First public prison established in Boston.
1840	First public hospital established in Boston.
1845	First public workhouse established in Boston.
1850	First public almshouse established in Boston.
1855	First public prison established in Boston.
1860	First public hospital established in Boston.
1865	First public workhouse established in Boston.
1870	First public almshouse established in Boston.
1875	First public prison established in Boston.
1880	First public hospital established in Boston.
1885	First public workhouse established in Boston.
1890	First public almshouse established in Boston.
1895	First public prison established in Boston.
1900	First public hospital established in Boston.
1905	First public workhouse established in Boston.
1910	First public almshouse established in Boston.
1915	First public prison established in Boston.
1920	First public hospital established in Boston.
1925	First public workhouse established in Boston.
1930	First public almshouse established in Boston.
1935	First public prison established in Boston.
1940	First public hospital established in Boston.
1945	First public workhouse established in Boston.
1950	First public almshouse established in Boston.
1955	First public prison established in Boston.
1960	First public hospital established in Boston.
1965	First public workhouse established in Boston.
1970	First public almshouse established in Boston.
1975	First public prison established in Boston.
1980	First public hospital established in Boston.
1985	First public workhouse established in Boston.
1990	First public almshouse established in Boston.
1995	First public prison established in Boston.
2000	First public hospital established in Boston.
2005	First public workhouse established in Boston.
2010	First public almshouse established in Boston.
2015	First public prison established in Boston.
2020	First public hospital established in Boston.
2025	First public workhouse established in Boston.

The history of the city of Boston is a story of growth and development. From its first settlement in 1630, the city has grown from a small village to a major metropolitan area. The city has been the center of many important events in American history, including the Boston Tea Party and the American Revolution. The city has also been the home of many famous people, including John F. Kennedy and Martin Luther King Jr. The city has a rich cultural heritage and is known for its many museums and historical sites. The city is a vibrant and diverse community, and it is proud to be the home of so many great people and events.

I. QUANTIFIED OBJECTIVES

It is the City's goal during the Housing Element Planning period to further the provision of affordable, safe, healthy and livable housing to its residents. This includes providing affordable housing to extremely-low, low- and moderate-income persons and households who experience housing cost burdens, live in deteriorated units, or require special services to maintain a satisfactory lifestyle.

Implementation of the housing programs described in Section J "Goals, Objectives, Policies and Action Programs", of the Housing Element is anticipated to result in the construction, rehabilitation and conservation of the numbers and types of units shown in Table HE-H-1. The table also contains an estimate of the number of new residential units that may be constructed over the course of the planning period pending housing market conditions. This estimate is based on a household formation rate of 1.7% per year which is the average annual household formation rate experienced over the 1990 decade (see Section C of the Housing Element). A review of the local housing market (see discussion in Sections D and G of the Housing Element), indicates that much of the City's housing is affordable to the various income groups when compared to other markets in the Southern California. This also includes the cost of new housing in Lancaster which is considered as affordable housing opportunities for the purpose of this analysis.

Nevertheless, the City has lower-income households who experience cost burdens and are forced to live in older housing with problems, some to the degree of being substandard. The City's intent is to provide housing programs which help prevent the deterioration and maintain the supply of affordable housing to these lower income groups.

The housing programs outlined in Table HE-H-1 and in Section J "Goals, Objectives, Policies and Actions Programs, comprise the programs contained in the "City of Lancaster Consolidated Plan and Strategy for Housing and Community Development (2000-2005)" and in the "Lancaster Redevelopment Agency Five-year Implementation Plan (1999-2004)" both of which fall within the same planning period as the Housing Element. The Community Development Block Grant Program (CDBG), the Home Investment Partnership Program (HOME), and the Lancaster Redevelopment Agency housing funds will continue to be the main sources of revenue used for future housing assistance programs. Home, a U.S. Housing and Urban Development program, is administered by the State of California; and CDBG, a U.S. Housing and Urban Development Program, is administered by the Federal Government.

The total number of new units contained in Table HE-H-1 falls below the new construction target number for the City as projected in the Regional Housing Needs Assessment (RHNA) which is addressed in Section E of the Housing Element. This is reflective of current market conditions in Lancaster, which are quite different than those in most other areas of the Southern California region. The loss of aerospace employment and a severe recession (from which the local economy has not fully recovered) significantly curtailed new residential construction during the 1990s (see discussion in Section C of the Housing Element). As a consequence, the City has not been able to supply the level of new construction advocated by the RHNA projections. However, as addressed in Section G, adequate sites with appropriate zoning and infrastructure needed to facilitate the development of a variety of housing types are available to accommodate the full RHNA new construction need in the event that local residential market conditions change.

**Table HE-I-1
Quantified Objectives (2000-2005)**

Housing Program Type	Funding Source	Type of Funding	Very Low-Income	Low-Income	Moderate-Income	Above Mod-Income	Total
Rehabilitation of owner- and/or renter occupied units for extremely low- to moderate-income households							
1. Emergency Repair Grant Program	CDBG	Grant	250				250
2. Substandard Mobile Home Inventory Replacement Program (SMIRP)	RDA Housing Fund	No-Interest Loan	50				50
Construction of Affordable Housing to Address Special Needs of Elderly Population							
3. Construction of senior citizen independent living residences	HOME	Loan	96	96			192
4. Rehab of existing hotel for a 96-unit senior citizen housing program	HOME	Loan	96				96
Provide Financial Assistance to First-time Home buyers Who Do Not Exceed the Moderate-Income Level.							
5. First-time buyer Mobile Home Purchase Program	HOME	Loans		30			30
Construction of Affordable Housing Meeting the Needs of the Low to Moderate Income Population							
6. Construction and sale of single-family residences	Private				79		79
Private Sector New Housing Construction(1)							
7. Market Rate Housing	Private	N/A	x	x	x	x	4,935

Notes:

1. New housing construction estimates for the public sector are based on the average annual growth rate for the 1990 decade (approximately 1.7%). It was assumed that all of the private sector housing construction would be market rate housing. However, based on the local housing market analysis as contained in Sections C and D and G of the Housing Element, it was assumed that some of the private sector housing production would be available to all income groups.
2. Housing programs that accommodate the very low-, low- and moderate-income categories are largely government-funded or assisted programs that utilize CDBG, HOME, Neighborhood Improvement Grants, Emergency Grants, etc.
3. All housing and housing related programs contained in Table HE-H-1 and in Section J "Goals, Objectives, Policies and Action Programs" of the Housing Element are based on the City of Lancaster Consolidated Plan for Housing and Community Development (2000 - 2005), and on the Lancaster Redevelopment Agency Five-year Implementation Plan (1999 - 2004). An analysis of conservation/preservation programs and is contained in Section H of this document.
4. The market rate new construction estimate of 4,935 dwelling units during the planning period does not include any new construction that would occur under above programs 3, 5 and 6. Adding these figures, new construction during the planning period is estimated to be 5,236 dwelling units.

J. GOALS, OBJECTIVES, POLICIES, AND ACTION PROGRAMS

This section and the quantified objectives contained in Section I, represent the goals, objectives policies and action programs that the City will pursue over the course of the current housing element planning period (1998 - 2005).

Goal 6

To promote sufficient housing to meet the diverse housing needs of all economic segments of the present and future City of Lancaster.

PROVISION OF ADEQUATE SITES FOR HOUSING

The State Legislature has declared that local governments "have a responsibility ... to make adequate provision for the housing needs of all economic segments of the community." Unfortunately, the housing market is generally not able to produce housing which is affordable to very low-, low-, and moderate-income households, without some form of government assistance.

In addition, certain communities have become impacted with more than their fair share of housing for very low-, low-, and moderate-income households, while other communities provide housing exclusively for upper income residents. As a result, State law requires that individual communities accommodate their "fair share" of households of all economic groups. Within the Southern California region, the Southern California Association of Governments (SCAG) is responsible for preparing a Regional Housing Needs Assessment to identify the fair share of regional growth which individual communities must strive to achieve over the next five years.

The following outlines Lancaster's proposed program to provide for adequate housing over the next five years to accommodate its fair share of regional housing needs and to ensure that adequate housing opportunities are available to all economic segments of the community.

Objective 6.1 Provide for adequate sites that will enable the production of 9,285 housing units through June 2005 to meet the demands of present and future residents, including an adequate number and range of new dwelling types which are affordable to very low-, low-, moderate- and upper-income households.

Policy 6.1.1: Ensure that a mix of housing types are provided, including single family detached, mobile home, and multiple family housing within a variety of price ranges which will provide a range of housing options for those wishing to reside within the City of Lancaster, and which will enable the City to achieve Objective 6.1.

Specific Actions:

- 6.1.1(a) In order to maintain current information concerning housing production, compile a quarterly Development Summary Report, identifying the location, size, and type of residential development proposals submitted to the City, as well as their status. It is intended that this summary report will track projects from submittal through recordation of subdivision maps through building permits and issuance of occupancy permits through project completion.

STATUS: Existing Program.
RESPONSIBILITY: Community Development Department.
TIME FRAME: Ongoing.
FUNDING SOURCE: Department budget.

- 6.1.1(b) Establish a monitoring program which identifies the type and cost of housing being produced within Lancaster, as well as the availability of vacant land which can be used in the short-term (next five years) to accommodate a variety of housing types. As part of the City's General Plan Annual Review, prepare a status report which evaluates program and production goals outlined in this plan and revise as necessary to meet the needs for housing that is affordable to very low-, low-, and moderate-income households.

STATUS: Existing Program.
RESPONSIBILITY: Community Development.
TIME FRAME: Ongoing.
FUNDING SOURCE: Department budget.

- 6.1.1(c) If multi-year construction trends, as evidenced by the quarterly Development Summary Report and other available information, indicate that housing unit development will fall short of the City's needs as established in Objective 6.1, consider revisions to, or adoption of, housing incentive programs such as waiver and/or deferral of processing and development impact fees, and relaxation of standard development requirements to encourage construction of those categories where it appears that actual construction will not meet identified needs.

STATUS: Existing Program.
RESPONSIBILITY: Community Development Department.
TIME FRAME: Ongoing.
FUNDING SOURCE: Department budget.

6.1.1(d)

Periodically evaluate the effect of requiring a conditional use permit for multiple family projects of 10 or more units and revise these requirements if it is determined that the conditional use permit process is resulting in an impediment to the development of multiple family affordable housing. Possible modifications could include an increase of the minimum number of units that would trigger the requirement for a conditional use permit, relaxation of the density provisions of the Zoning Ordinance, adoption of a fast-track processing schedule for affordable projects, waiving of processing fees in connection with affordable projects, or elimination of the requirement for a conditional use permit. The type and degree of revision will relate to the type and degree of the impediment documented.

STATUS: Existing Program.
RESPONSIBILITY: Community Development
Department.
TIME FRAME: Ongoing.
FUNDING SOURCE: Department budget.

6.1.1(e)

Encourage, and when appropriate, assist local nonprofit agencies to actively seek the acquisition of state and federal funding sources, including those administered by the State Department of Housing and Community Development, and regulatory incentives to promote the development of affordable housing for all economic segments of the community particularly for very low- and low-income households.

STATUS: New Program.
RESPONSIBILITY: Community Development
Department, Redevelopment
Agency.
TIME FRAME: Priority 1.
FUNDING SOURCE: Department budgets.

Policy 6.1.2:

Promote infill housing development within areas presently approved for residential development, as well as areas which have been committed to urban development.

Specific Actions:

6.1.2(a)

Continue to enhance development opportunities for the construction of affordable housing through shared appreciation covenants, conditions and restrictions, the provision of technical assistance, and use of real property acquisition powers of the Lancaster Redevelopment Agency which action results in the consolidation of small, infill parcels and the development of affordable housing.

STATUS: Existing Program.
RESPONSIBILITY: Redevelopment Agency.
TIME FRAME: Ongoing.
FUNDING SOURCE: Agency budget.

6.1.2(b)

Encourage the utilization of Zoning Ordinance provisions pertaining to the development of mixed use projects such as: related office uses in conjunction with housing for the aged, infirm, or convalescent, or limited residential occupancies above neighborhood-type commercial uses, using strict development standards to ensure the desirability of dwellings so produced. Where developers propose commercial projects or reuses of buildings, particularly in the downtown area, staff will inform them of the provision in the Zoning Ordinance that would allow them to incorporate residential units as part of the project.

STATUS: Existing Program.
RESPONSIBILITY: Community Development Department.
TIME FRAME: Ongoing.
FUNDING SOURCE: Department budget.

Policy 6.1.3:

Promote efforts to slow the rising costs of new and existing housing to the extent that government actions can reasonably do so while protecting the public health, safety, and welfare.

Specific Actions:

6.1.3(a)

Provide timely review of discretionary and non-discretionary residential development requests, with fees sufficient only to cover the actual costs (direct and overhead) incurred by the City. In order to do so, continue to exercise existing procedures and consider adopting new measures to expedite case processing. These techniques include:

- computerize case records to allow for automated case tracking;
- schedule case processing timetables to provide reasonable expectations in processing applications based upon available resources;
- hold public and agency review of EIR's concurrently so that processing times can be reduced; and
- continue to require complete information as part of application filing to avoid later delays.

STATUS: Existing Program.
RESPONSIBILITY: Community Development Department.
TIME FRAME: Ongoing.
FUNDING SOURCE: City general fund, Department budget.

6.1.3(b)

Periodically, evaluate land development processing procedures to ensure that project review is accomplished in the minimum time necessary to implement the General Plan and ensure protection of the public health, safety, and welfare.

STATUS: Existing Program.
RESPONSIBILITY: Community Development Department.
TIME FRAME: Ongoing.
FUNDING SOURCE: Department budget.

6.1.3(c)

As part of the regular proceedings of the Development Review Committee (DRC), make residential developers aware of City zoning ordinance provisions that provide a 25 percent density bonus, or equivalent financial incentive, to residential developers who agree to make a minimum of 20 percent of the units within the project affordable to households with an income of 80 percent of the County median income, make 10 percent of the units within the project affordable to households with an income of 50 percent of the County median income, or make 50 percent of the units available exclusively to senior citizens.

STATUS: Existing Program.
RESPONSIBILITY: Community Development Department.
TIME FRAME: Ongoing.
FUNDING SOURCE: Department budget.

Policy 6.1.4:

Promote the use of available housing assistance programs and resources.

Specific Actions:

6.1.4(a)

Leverage direct funding resources of the City and Lancaster Redevelopment Agency with State and Federal funding sources to address the housing objectives contained in Table HE-I-1 "Quantified Objectives" of the Housing Element in order to facilitate the provision of single and multiple family dwelling units available to very low-, low-, and moderate-income households. Implement within the time frame of the 2000-2005 Housing Element Planning Cycle.

STATUS: Existing Program.
RESPONSIBILITY: Redevelopment Agency, Administration.
TIME FRAME: Ongoing within Housing Element planning period.
FUNDING SOURCE: Agency and City budget.

6.1.4(b) Encourage private sector development of affordable housing by subsidizing development impact fees in exchange for long term affordable restrictions.

STATUS: Existing Program.
RESPONSIBILITY: Redevelopment Agency.
TIME FRAME: Ongoing.
FUNDING SOURCE: Agency budget.

6.1.4(c) Complete construction and sale of single-family residences to provide affordable housing to meet the needs of low- and moderate-income households and enhance stability of neighborhoods through the pride of home ownership. LRA to enter into a DDA to have a developer construct and sell 79 single-family residences of which not less than 20% will be sold to individuals whose income does not exceed 120% of the Los Angeles median. Covenants, conditions, and restrictions will be recorded restricting the resale of the homes to individuals whose income does not exceed 120% of the Los Angeles median. Complete construction and sale of homes by 2005.

STATUS: Existing Program.
RESPONSIBILITY: Redevelopment Agency.
TIME FRAME: Ongoing.
FUNDING SOURCE: Agency budget.

6.1.4(d) Identify and acquire distressed residential projects (e.g. REO foreclosures, bankruptcies) and prepare them for sale or rent at affordable housing costs.

STATUS: Existing Program.
RESPONSIBILITY: Redevelopment Agency.
TIME FRAME: Ongoing.
FUNDING SOURCE: Agency budget.

6.1.4(e) Continue the First-Time Home Buyer Mobile Home Purchase Program to provide affordable housing to meet the needs of very low- and low-income households, increase the mobile home ownership base, and revitalize mobile home parks. Priority is to provide financial assistance to 30 extremely low- and low-income applicants to purchase 30 mobile homes in parks owned by LRA by 2005

STATUS: Existing Program.
RESPONSIBILITY: Redevelopment Agency.
TIME FRAME: Ongoing.
FUNDING SOURCE: HOME funds.

6.1.4(f)

Continue to allow the Los Angeles County Housing Authority to administer the Section 8/Voucher Program and public housing programs within the City.

STATUS: Existing Program.
RESPONSIBILITY: Administration.
TIME FRAME: Ongoing.
FUNDING SOURCE: HUD Section 8/Voucher Program.

Policy 6.1.5:

Facilitate housing for very low, low, and moderate income households to be distributed at locations throughout the urban portions of the City.

Specific Actions:

6.1.5(a)

In addition to other provisions of the General Plan law, and the standards contained in the zoning ordinance, apply the following locational criteria when reviewing projects which provide assistance specifically for very low, low, and moderate income households:

- Developments including assisted housing should be located in such a manner as to provide very low-, low-, and moderate-income households, as well as minorities, with the opportunity for housing outside of existing areas of concentration of very low-, low-, and moderate-income or minority households.
- Developments which include assisted housing should be located within reasonable proximity to public facilities, including convenient shopping, public schools, park and recreation facilities, transportation services, and employment centers.
- Developments which include assisted housing shall be consistent with the provisions of the Lancaster General Plan, as well as the provisions of the City of Lancaster zoning and subdivision ordinances.
- Assisted dwelling units, except those for the elderly should be distributed throughout the project site, and not grouped together in a single area.

STATUS: Existing Program.
RESPONSIBILITY: Community Development Department, Redevelopment Agency.
TIME FRAME: Ongoing.
FUNDING SOURCE: Department budgets, development review fees.

For General Plan action programs that address the buildout of underutilized parcels and infill development within the urban core, please refer to Specific Actions 16.5.1(a), 16.5.1(e); Policy 18.2.1 and Specific Action 18.2.1(a) of the Lancaster General Plan Policy Document

Goal 7

To preserve existing housing stock within areas for which a desirable living environment can be provided; to promote conversion of such residential areas for which a desirable living environment cannot be sustained.

SUBSIDIZED HOUSING

As a means of ensuring that an adequate amount of housing is available to meet the needs of all economic segments of the community, attention must be paid to ensuring that existing housing which is affordable to low and moderate income groups stays affordable. Within Lancaster, as in any community, there is the chance that the availability of dwelling units which are affordable to low and moderate income households may decrease over time. This loss of affordable housing could occur as the result of converting apartments to condominiums, removal of a mobile home park, or from the termination of existing rental subsidy contracts.

Objective 7.1 Retain at no less than present levels the number of subsidized housing units of all types, and expand affordable housing opportunities for very low-, low-, and moderate-income households.

Policy 7.1.1: Regulate the conversion of existing rental apartment housing and mobile home parks to condominium or cooperative housing in order to prevent a decline in the supply of rental housing. Place particular emphasis on minimizing hardships created by the displacement of very low-, low-, and moderate-income households.

Specific Actions:

7.1.1(a) Apply the provisions of the City's subdivision ordinance relating to limitations on the conversion of rental apartments to condominiums or cooperatives when the multi-family vacancy rate falls below four percent.

STATUS:	Existing Program.
RESPONSIBILITY:	Community Development Department.
TIME FRAME:	Ongoing.
FUNDING SOURCE:	Department budget.

7.1.1(b) Periodically monitor existing programs designed to preserve assisted housing developments for low income households as required by Government Code Section 65583(d) to determine if additional actions are required to protect these developments.

STATUS:	Existing Program.
RESPONSIBILITY:	Redevelopment Agency.
TIME FRAME:	Ongoing.
FUNDING SOURCE:	Department budget.

7.1.1(c)

To preserve subsidized multifamily apartment units at risk of losing affordability restrictions, continue to apply the preservation strategies presented in Section H, "Preservation of Affordable Housing Units At-Risk" of the Housing Element.

STATUS: Existing Program.
RESPONSIBILITY: Community Development
Department, Public Works
Department, Redevelopment
Agency
TIME FRAME: Ongoing
FUNDING SOURCE: Lancaster Redevelopment
Agency

Policy 7.1.2:

Regulate the conversion of existing mobile home parks to nonresidential uses in order to maintain a valuable source of affordable housing.

Specific Actions:

7.1.2(a)

Based on the provisions of Government Code Section 65863.7, require the submission of a report detailing the impacts of any proposed mobile home park conversion to a nonresidential use concurrent with the filing of any discretionary permit on such property.

STATUS: Existing Program.
RESPONSIBILITY: Community Development
Department.
TIME FRAME: Ongoing.
FUNDING SOURCE: Department budget.

HOUSING REHABILITATION

While housing condition problems within the City of Lancaster are not of the magnitude found in other communities, they are nevertheless of concern. The ability for households of all economic groups to find clean decent, sound shelter is a fundamental right. In addition, one of the first indications of a community's desirability as a place in which to live and do business is reflected in the quality of its housing stock. The existence of deteriorated housing in any portion of Lancaster negatively affects the desirability of the entire community, and could negatively affect the decision making process of businesses and industrial firms which might consider Lancaster as a location, particularly where such housing is in close proximity to commercial and industrial areas.

Objective 7.2 Improve and preserve the existing supply of low and moderate income housing.

Policy 7.2.1: Rehabilitate owner- and/or renter-occupied residences for extremely low- to moderate-income households, the elderly, and the physically disabled.

Specific Actions:

7.2.1(a) Continue an Emergency Repair Grant Program citywide that will meet the needs of very low-income households occupied by the elderly, physically and mentally disabled; large families; and other sub-populations to maintain affordable housing. Priority will be given to rehabilitation of owner-occupied residences of extremely low-income households, senior citizens, and physically disabled persons. Program anticipated to rehabilitate 250 units through 2005.

STATUS: Existing Program.
RESPONSIBILITY: Lancaster Redevelopment Agency.
TIME FRAME: Ongoing.
FUNDING SOURCE: CDBG fund.

7.2.1(b) Continue the Substandard Mobile Home Inventory Replacement Program (SMIRP). This program will provide affordable housing to meet the needs of extremely low- and low-income households, increase the mobile home owner base, and revitalize mobile home parks. Priority is to provide new or substantially rehabilitated housing and also to provide financial assistance for purchase of affordable housing. Program anticipated to provide 50 new or substantially rehabilitated mobile homes through 2005.

STATUS: Existing Program.
RESPONSIBILITY: Lancaster Redevelopment Agency.
TIME FRAME: Ongoing.
FUNDING SOURCE: Redevelopment Housing Funds.

MAINTENANCE OF EXISTING SOUND HOUSING

The large majority of housing within the City of Lancaster is currently sound. Because of the community's rapid growth in recent years, a large portion of the City's housing stock will grow old at the same time. If the City is to avoid significant problems in the future, the establishment of programs now to prevent future physical deterioration of the housing stock is critical. In addition, as a method of preventing deterioration of residential neighborhoods, it is important to ensure that an adequate level of public improvements and neighborhood facilities are provided throughout the City.

Objective 7.3 Prevent the physical deterioration of existing sound housing stock within the City of Lancaster.

Policy 7.3.1: Encourage continued maintenance of currently sound housing through local information and assistance programs.

Specific Actions:

7.3.1(a) Continue to perform pre-occupancy inspection programs in which a City building inspector inspects housing to ensure compliance with local, state, and federal regulations related to public health, safety, and welfare, including applicable housing codes.

STATUS: Existing Program.
RESPONSIBILITY: Public Works Department.
TIME FRAME: Ongoing.
FUNDING SOURCE: Public Works Department budget.

7.3.1(b) Conduct concentrated code enforcement programs within the City when the need and community support warrant such activity. It is intended that this program would be applied to areas which are still basically sound, but which are just beginning to show signs of decline. This program would be coordinated with existing rehabilitation programs to provide loans and subsidies for required repairs.

STATUS: Existing Program.
RESPONSIBILITY: Public Works and Community Development Departments.
TIME FRAME: Ongoing.
FUNDING SOURCE: Department budgets.

Policy 7.3.2: Improve the livability of existing residential neighborhoods and prevent their deterioration by ensuring that an adequate level of public improvements and neighborhood facilities are available.

Specific Actions:

- 7.3.2(a) Facilitate the street maintenance, street widening, and provision of curbs, gutters, sidewalks, and other improvements as appropriate to urban and rural environments in neighborhoods requiring revitalization.

STATUS: Existing Program.
RESPONSIBILITY: Public Works Department.
TIME FRAME: Ongoing.
FUNDING SOURCE: Redevelopment tax increments,
State gasoline tax subventions,
CDBG funds.

- 7.3.2(b) Provide for the acquisition of property in targeted neighborhood-revitalization areas where blighted conditions exist. Long-range revitalization efforts to include acquisition, demolition, infrastructure repair, reparcelization, and construction of single-family dwellings and neighborhood facilities.

STATUS: Existing Program.
RESPONSIBILITY: Redevelopment Agency
TIME FRAME: Ongoing.
FUNDING SOURCE: Agency budget/CDBG.

Goal 8

To promote provision of adequate housing opportunities for those desiring to live in Lancaster, regardless of age, race, ethnic, background, national origin, religion, family size, marital status, physical handicap, or other arbitrary factors.

HOUSING FOR SPECIAL NEEDS GROUPS

Previous objectives have dealt with general housing issues affecting a wide range of groups within the City. In addition to previously expressed housing needs, there exist within the City certain groups which have specialized housing needs. These groups include the elderly, handicapped, homeless, and military personnel. Each of these groups has different housing needs which are addressed below.

Objective 8.1 Promote provision of housing for the elderly, handicapped, homeless, and other special needs groups.

Policy 8.1.1: Promote the development and rehabilitation of housing specifically designed for the elderly providing a variety of living environments.

Specific Actions:

8.1.1(a) Provide financial assistance for the construction of senior citizen independent living residences to address the special needs of the elderly population whose household incomes do not 50% of the Los Angeles median income. Program anticipated to result in the construction of a 192-unit senior living complex by 2005.

STATUS: Existing Program.
RESPONSIBILITY: Redevelopment Agency.
TIME FRAME: Ongoing.
FUNDING SOURCE: HOME funds.

8.1.1(b) Administer the provisions of the zoning ordinance that allow the development of senior citizen residential projects, as a conditional use, within areas designated for single family, multiple family or commercial uses. The senior developments would be located as a transitional use between districts of varying intensity.

STATUS: Existing Program.
RESPONSIBILITY: Community Development Department.
TIME FRAME: Ongoing.
FUNDING SOURCE: Department budget.

8.1.1(c) As per the provisions of the zoning ordinance, allow for the reduction in required parking for senior citizen projects as necessary to encourage affordable housing for senior citizens.

STATUS: Existing Program.
RESPONSIBILITY: Community Development Department.
TIME FRAME: Ongoing.
FUNDING SOURCE: Department budget.

8.1.1(d) Administer the provisions of the zoning ordinance that allows for the establishment of second units on single family residential lots ("granny flats") as a means of providing additional elderly housing opportunities. Inform the public of the provision for second units for the elderly through publication and public presentation.

STATUS: Existing Program.
RESPONSIBILITY: Community Development Department.
TIME FRAME: Ongoing.
FUNDING SOURCE: Department budget.

8.1.1(e) Utilize the following criteria to evaluate proposed senior residential projects:

- Projects should be within walking distance of transit services, major transportation routes, and shopping and medical facilities.
- Land uses in senior projects should be limited to residential uses, extended care facilities and ancillary commercial uses.
- Projects shall include provisions limiting the purchase or lease of the property to persons over 55 unless a different age is required by state law.

STATUS: Existing Program.
RESPONSIBILITY: Community Development Department.
TIME FRAME: Ongoing.
FUNDING SOURCE: Department budget.

8.1.1(f) Facilitate the rehabilitation of an abandoned motel to accommodate a 96-unit apartment complex for senior citizens.

STATUS: Implemented.
RESPONSIBILITY: Redevelopment Agency.
FUNDING SOURCE: HOME funds.

Policy 8.1.2:

Provide adequate shelter opportunities and assistance programs for those families and individuals who are either homeless or are at risk of becoming homeless.

Specific Actions:

8.1.2(a)

Continue support for the Lancaster Community Homeless Shelter. Provide funding on an ongoing basis to a non-profit entity for the management of this facility.

STATUS: Existing Program.
RESPONSIBILITY: Redevelopment Agency,
Catholic Charities of LA.
TIME FRAME: Ongoing.
FUNDING SOURCE: Redevelopment Agency, HUD,
FEMA, City Community Services
Foundation.

8.1.2(b)

Continue to seek opportunities for providing emergency shelter for the homeless. Encourage participation of non-profit organizations.

STATUS: Existing Program.
RESPONSIBILITY: Redevelopment Agency.
TIME FRAME: Ongoing.
FUNDING SOURCE: Redevelopment Agency/State
Emergency Shelter Program.

8.1.2(c)

Coordinate with other jurisdictions in the Antelope Valley in order to address the regional perspective of homelessness

STATUS: New Program.
RESPONSIBILITY: Lancaster Redevelopment
Agency.
TIME FRAME: Priority 3.
FUNDING SOURCE: Department budget.

8.1.2(d)

Provide vacant facilities and support development and implementation of a regional facility that will provide a one-stop processing center for the homeless and persons at risk of becoming homeless.

STATUS: New Program.
RESPONSIBILITY: Lancaster Redevelopment
Agency.
TIME FRAME: Priority 3.
FUNDING SOURCE: Department budget.

8.1.2(e)

Periodically conduct a survey to identify vacant buildings within the City which could be reused for housing for very low-, low- and moderate income households or as shelter/service facilities for the homeless. If conversion opportunities are feasible, prepare implementation strategies.

STATUS: Existing Program.
RESPONSIBILITY: Lancaster Redevelopment Agency.
TIME FRAME: Ongoing.
FUNDING SOURCE: Agency budget and other funding as available.

8.1.2(f)

In order to encourage and facilitate housing for farmworkers, amend the zoning ordinance to allow, by Director's Review, the addition of a second dwelling unit within the Rural Residential (RR-2.5) zone in those cases where the land is under active commercial agricultural production.

STATUS: New Program.
RESPONSIBILITY: Community Development Department.
TIME FRAME: Priority 1.
FUNDING SOURCE: Department budget.

Policy 8.1.3:

Promote the development and rehabilitation of housing specifically designed for the physically handicapped.

Specific Actions:

8.1.3(a)

Specifically encourage the rehabilitation of existing housing for the physically handicapped through the Redevelopment Agency single family and mobile home grants and loan programs (see Policy 7.2.1).

STATUS: Existing Program.
RESPONSIBILITY: Redevelopment Agency and Public Works Department.
TIME FRAME: Ongoing.
FUNDING SOURCE: Agency budget, CDBG, HOME funds.

Policy 8.1.4:

Ensure coordination between the City of Lancaster, Air Force Plant 42, and Edwards Air Force Base in regard to the provision of sufficient housing in the City to help meet the needs of military personnel for off-base housing.

Specific Actions:

8.1.4(a)

Establish regular lines of communication and a monitoring program to gauge the extent of off-base military housing requirements.

STATUS: Existing Program.
RESPONSIBILITY: Community Development Department.
TIME FRAME: Ongoing.
FUNDING SOURCE: Department budget.

Policy 8.1.5:

Promote the construction of congregate housing to meet the special needs of veterans

Specific Actions:

8.1.5(a)

Facilitate the construction of a State Veterans Home within the City on land deeded to the State of California from the Lancaster Redevelopment Agency. This project will provide a facility to address the special needs of veterans living in the Antelope Valley. It is anticipated that the 400-bed facility will be completed within five to seven years.

STATUS: Existing Program.
RESPONSIBILITY: Lancaster Redevelopment Agency .
TIME FRAME: Ongoing.
FUNDING SOURCE: Agency budget, State, Federal.

PREVENTION OF HOUSING DISCRIMINATION

Housing discrimination, defined as prejudicial treatment applied categorically and not on the merit of the individual, is illegal for reasons of race, religion, national origin, ancestry, color, sex, or marital status. Housing discrimination is also socially repugnant, but still occurs. Although not a significant problem within the City of Lancaster, vigilance to ensure that discrimination does not become a problem is needed. Because state and federal law prohibit housing discrimination, the City's role in enforcing fair housing practices is generally limited to information, advocacy, coordination, and referral.

Objective 8.2 Prevent housing discrimination in accordance with national and state fair housing law.

Policy 8.2.1: Prohibit discrimination in housing based on race, ethnicity, national origin, age, religion, sex, and family status (children).

Specific Actions:

8.2.1(a) Continue to work with the Los Angeles County Housing Authority or other appropriate agencies to operate a Fair Housing Program encompassing investigation of discrimination complaints, research on housing discrimination related issues, and public information.

STATUS: Existing Program.
RESPONSIBILITY: City Council.
TIME FRAME: Ongoing.
FUNDING SOURCE: General fund.

8.2.1(b) Increase public awareness of Lancaster's Fair Housing Program and other City/LRA assisted housing programs by periodically publishing information in the City's *Outlook* magazine, press releases, and other information sources.

STATUS: New Program.
RESPONSIBILITY: Public Information Officer.
TIME FRAME: Priority 1.
FUNDING SOURCE: Department budget.

Memorandum for Mr. [Name]

On the [Date], [Name] was interviewed by [Name] and [Name] at [Location]. The interview was conducted in accordance with the [Policy/Procedure]. [Name] was interviewed for approximately [Duration] and provided the following information:

[Name] stated that [Name] was [Relationship] to [Name] and [Name] was [Relationship] to [Name].

[Name] stated that [Name] was [Relationship] to [Name] and [Name] was [Relationship] to [Name].

[Name] stated that [Name] was [Relationship] to [Name] and [Name] was [Relationship] to [Name].

[Name] stated that [Name] was [Relationship] to [Name] and [Name] was [Relationship] to [Name].

[Name] stated that [Name] was [Relationship] to [Name] and [Name] was [Relationship] to [Name].

[Name] stated that [Name] was [Relationship] to [Name] and [Name] was [Relationship] to [Name].

[Name] stated that [Name] was [Relationship] to [Name] and [Name] was [Relationship] to [Name].

[Name] stated that [Name] was [Relationship] to [Name] and [Name] was [Relationship] to [Name].

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Division of Housing Policy Development

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December 21, 1999

Mr. Mark Pisano, Executive Director
Southern California Association of Governments
818 W. 7th Street, 12th floor
Los Angeles, California 90017

Dear Mr. Pisano:

This is to acknowledge our November 24, 1999 receipt of your region's Draft Regional Housing Need Allocation Plan for our determination of consistency with the statewide housing need pursuant to Government Code Section 65584. We understand that SCAG's final determination of the Plan is pending completion of the appeals period allowed pursuant to Section 65584(a).

We are pleased to accept your determination of construction need for the region, which included a new allocation process and accommodated consistency with your regional transportation planning. We note that the Draft Plan appropriately requires that if SCAG revises the construction need allocations (in response to appeals from individual jurisdictions), SCAG must ensure that the total construction need identified in the Draft Plan for the region, including the income distribution of very low and lower income need, is maintained or exceeded. In response to a query raised by your staff, any such redistribution of construction need among jurisdictions is not constrained by whether any affected jurisdictions have already adopted updated housing elements. The ultimate determination of the construction need for all SCAG jurisdictions is governed by the allocations of the final RHNA Plan adopted by SCAG subsequent to the appeals process pursuant to Section 65584(a).

As discussed with your staff and working committees, the construction need allocations for individual jurisdictions are applied to the housing element planning period, with each jurisdiction able to reduce the allocation by residential permits issued since the base date of January 1, 1998. For example, if Burbank's final RHNA determination is 2,241 units, and the City demonstrates that 241 permits were issued between January 1998 and the time when its housing element is submitted to HCD for review, the City need only demonstrate capacity for a construction need of at least 2,000 units.

We recognize that the allocation process for your region was delayed by the timing of the reinstatement of budget authority and having to develop a new subregional allocation process, effectively reducing the time for your final determination prior to the July 2000 due date for adoption of the region's housing elements. Consequently, our Department acknowledges the merit of, and supports a short term (only) extension of the housing element due date for jurisdictions within the SCAG region to January 1, 2001.

Mr. Mark Pisano, Executive Director

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We commend SCAG and all the participants in your regional housing need allocation process. The leadership demonstrated throughout the region should serve as a model for the rest of the State. We look forward to continuing our partnership as we work with SCAG and the local governments within the region to adopt and effectively implement their housing elements. If you have any comments or any concerns or questions, feel free to contact me at (916) 323-3176 or you may contact Linda Wheaton, of our staff, at (916) 327-2642.

Sincerely,

A handwritten signature in cursive script that reads "Cathy E. Creswell".

Cathy E. Creswell

Acting Deputy Director

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